

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 7, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Pro Tem Gail Bunker
Councilmember Jon Pike
Councilmember Gil Almquist
Councilmember Ben Nickle
Councilmember Jimmie Hughes
Support Services Manager Marc Mortensen
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pro Tem Bunker called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by City Attorney Shawn Guzman and the invocation was offered by Councilmember Almquist.

Mayor Pro Tem Bunker mentioned the candidates who ran for office. She thanked them for putting forth the effort. She introduced the newly elected Councilmembers Joe Bowcutt and Michele Randall and congratulated Mayor elect Jon Pike. In addition, she thanked Mayor McArthur for his years of service. She invited all scouts in the audience to introduce themselves.

Mayor Pro Tem Bunker advised item 6I will be postponed until the next meeting.

FINANCIAL STATEMENT:

Consider approval of the financial statement for September, 2013.

Support Services Manager Marc Mortensen advised Finance Director Philip Peterson usually presents the financial statements; however he is in Japan at this time. He stated that everything looks in line and the City did see a 2% increase in sales tax.

MOTION: A motion was made by Councilmember Pike to approve the financial statement for September, 2013.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for three (3) Gillig 35' Transit Buses.

Purchasing Manager Connie Hood advised the Suntran Division is requesting to cancel the 29' bus approved in September and purchase three 35' buses with Gillig. The price for the buses is \$383,571 each, which will be adjusted with the time frame not to exceed \$410,000 each for a total of \$1,230,000.00.

Support Services Manager Marc Mortensen stated the lead time is about 18 months, this request is to begin the process.

MOTION: A motion was made by Councilmember Almquist to approve the purchase of the three 35' buses for Suntran not to exceed \$1,230,000.00.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PROFESSIONAL SERVICES AGREEMENT:

Consider approval of a professional services agreement with Bowen Collins and Associates for engineering, design and construction management services for the Riverside Drive HMGP project.

Purchasing Manager Connie Hood advised the cost of the contract will be \$14,931.00.

Mayor Pro Tem Bunker stated this is to mitigate the damage caused by the flooding of the Virgin River.

MOTION: A motion was made by Councilmember Hughes to award the bid for \$14,931.00 to Bowen & Collins.

SECOND: The motion was seconded by Councilmember Pike.

Councilmember Almquist noted in order for FEMA is to share in the cost, the City is required to have a 3rd party for construction management. Staff performs as much of the work as they can.

Ms. Hood stated the actual agreement amount is \$59,723.00; the City's portion is \$14,931.00.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for an EZ Hauler 5500 Track Unit, Self Storing Auger and Bucket Truck Assembly for the Power Department.

Purchasing Manager Connie Hood advised Conley Engineering is a sole source to purchase an EZ Hauler 5500 Track Unit, Self Storing Auger and Bucket Truck Assembly for \$151,383.00 which is in this year's budget. Although the amount does exceed what was budgeted, money was saved in other areas.

MOTION: A motion was made by Councilmember Nickle to approve the bid.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for four (4) 2014 SUV's for the Police Department.

Purchasing Manager Connie Hood advised this request is to purchase four 2014 SUV's with eco boost system engines. The only supplier who bid the correct specifications was Larry H. Miller out of Sandy. Each vehicle will cost \$32,577.00 for a total of \$128,308.00.

Councilmember Pike asked for more information regarding the type of vehicles.

Support Services Manager Marc Mortensen advised vehicle is called the Interceptor, the police line of the Ford SUV. Eco boost engines were requested by the Fleet Division after examining the specifications. The vehicles were approved in this year's budget.

MOTION: A motion was made by Councilmember Almquist to approve the purchase of four 2014 SUV's for the Police Department in the amount of \$128,308.00 from Larry H. Miller.

SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

CHANGE ORDER:

Consider approval of a change order to have Ridge Rock, Inc. crack seal additional roadways.

Purchasing Manager Connie Hood advised this change order will allow for an additional 1.65 million square feet of roadway to be crack sealed. The amount of the change order is \$86,250.00.

MOTION: A motion was made by Councilmember Pike to approve the change order for Ridge Rock, Inc. to crack seal additional roadways in the amount of \$86,250.00.

SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FULL SERVICE RESTAURANT LIQUOR LICENSE:

Consider approval of a full service restaurant liquor license for Jazzy's Rock N Roll Grill located at 185 North Bluff Street. Reid Smeltzer, applicant.

Business Licence Officer Shiloh Kirkland advised this is an existing license that the applicant has had since 2009. He is simply changing the classification from a limited service restaurant liquor license to a full service restaurant liquor license. The State requires a new local consent to be signed; the applicant has met all requirements.

Reid Smeltzer, owner of Jazzy's Rock N Roll Grill, stated that although he was approved for another location, he decided to stay in the current location since widening Bluff Street has been postponed. He is now requesting a full service liquor license for the current location. The current building cannot be expanded, therefore it will stay the way it is.

Councilmember Almquist noted the address is 285 North Bluff, not 185 North Bluff as it states on the agenda as well as the attachments.

MOTION: A motion was made by Councilmember Pike to approve the full service restaurant liquor license for Jazzy's Rock N Roll Grill located at 285 North Bluff Street.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FULL SERVICE LIQUOR LICENSE:

Consider approval of a full service restaurant liquor license for Bout Time Pub & Grub located at 929 West Sunset Boulevard. Dean Barnett, applicant.

Business License Officer Shiloh Kirkland advised the applicant is requesting a full service restaurant liquor license for a new restaurant.

Dean Barnett, owner of Bout Time Pub & Grub stated they will open in December. It will not be a bar, rather a sports pub that offers family friendly services and will include a banquet area. They are a franchise from Salt Lake City.

MOTION: A motion was made by Councilmember Hughes to approve the full service liquor license.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

City Planner Ray Snyder advised that the Planning Commission, at its meeting held October 22, 2013, recommended that a public hearing be scheduled for November 21, 2013 to consider a zone change request for Foremaster - Medical Center Drive from R-1-10 to AP on 15.77 acres and to OS on 28.77 acres located on Medical Center Drive at approximately 600 South.

Councilmember Pike advised he will decline to participate due to fact that IHC Health Services is his employer.

MOTION: A motion was made by Councilmember Almquist to set the public hearing for item 1A as stated.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

City Planner Ray Snyder advised that the Planning Commission, at its meeting held October 22, 2013, recommended that public hearings be scheduled for November 21, 2013 to consider (1) a zone change for a future phase of the Blackberry Court subdivision on 2.81 acres located at approximately 1150 West Blackberry Circle; the project will be known as Blackberry Court Phase 3; (2) a zone change request from RE 12. To R-1-10 on 5.011 acres located generally on the west side of 2160 East and north of 2450 South; the project will be known as the Hughes Subdivision; and (3) a zone change request for a future subdivision to be called Cornerstone on two parcels from RE-12.5 on 10.6 acres and A-1 to R-1-10 on 11.9 acres generally located southeast of the intersection of Seegmiller Drive and 3000 East.

Councilmember Hughes advised he will vote on setting the public hearing; however due to a conflict, when the Hughes Subdivision is heard on November 21nd, he will step out of the room.

MOTION: A motion was made by Councilmember Almquist to set the public hearings on items 1B, 1C and 1D for November 21, 2013.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Fort Pierce Business Park Lot 1, a 3 lot industrial/manufacturing subdivision on 4.22 acres located at 3662 South River Road. The applicant would like to subdivide the parcel into 3 different parcels. Since there will be only one access to River Road, the owner will have to do a shared access agreement.

Mayor Pro Tem Bunker inquired if there will be a deceleration lane to allow for easier access.

Mr. Jenkins advised there are no plans for that at this time since they do not know the uses for two of the parcels yet.

MOTION: A motion was made by Councilmember Pike to approve the preliminary plat for Fort Pierce Business Park Lot 1 as presented.

SECOND: The motion was seconded by Councilmember Hughes.

Mayor Pro Tem Bunker expressed she would like to add a caveat to address traffic.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for Meadow Park Phase 2, a 21 lot residential subdivision located at approximately 3350 South and 2330 East, zoning is R-1-20; Rim Rock Office Condominiums located at 262 South 1460 East, zoning is PD-C; Stone Cliff Phase 12, a 2 lot residential subdivision located at approximately 2000 East Pinnacle Drive, zoning is PD-R; and Sun River St. George Phase 19, an 18 lot residential subdivision located at approximately 4900 South and 2000 West, zoning is PD-R.

Mayor Pro Tem Bunker inquired if there are problems with water and sewer in the Stone Cliff subdivision.

Mr. Jacobsen stated there are plans to install an additional tank that will help with the water issues.

Water Services Director Scott Taylor stated he believes what Mayor Pro Tem Bunker is referring to is the fact, that since the subdivision is that close to the tank, they will have decreased pressure. He advised, that issue was fixed with a previous phase and is no longer a problem.

MOTION: A motion was made by Councilmember Almquist to approve the final plats and authorize the Mayor to sign them.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MINOR SUBDIVISION:

Todd Jacobsen presented a minor subdivision for IHC Health Services. The applicant has a large parcel that will be split into 3 parcels that will be platted in the future, zoning is R-1-10. In addition the applicant will return with a request for aa zone change. He explained, minor means it is not a full subdivision plat. State law allows a minor subdivision rather than a final plat.

Councilmember Pike declined to participate on this item.

MOTION: A motion was made by Councilmember Hughes to approve the 3 lot commercial minor subdivision.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LOT SPLIT:

Todd Jacobsen presented the lot split for IHC Health Services and LDS Church. He explained, located at between 200 East and 300 East and north 600 South, there is an existing parking lot on the east and a dirt lot on the west. The applicants would like to split the lot; the LDS Church will take the bare parcel and IHC will retain the parking lot. The plan is to build a family history center on the bare parcel. Currently, the parcel is under IHC ownership.

Councilmember Pike declined to participate on this item.

MOTION: A motion was made by Councilmember Hughes to approve the lot between 200 and 300 East.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

City Attorney Shawn Guzman inquired if it was clarified that the approval is subject to the two parties signing an easement agreement with the City.

AMENDED

MOTION: Councilmember Hughes amended his motion to include that the request be subject to an easement agreement with the City.

SECOND: The amended motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a detached garage with a wall height of 10' which is located within 18" of the side and rear property lines behind the home located at 3627 South 2870 East. Troy Christensen, applicant.

Craig Harvey presented a request for a conditional use permit to construct a detached residential garage with building wall height of 10' with a setback of 18" to the side and rear walls. The wall height exceeds the allowable building wall height of 8' for a setback of 5' or less to the rear and side property lines, unless a conditional use permit is granted lesser setback. The residence is located at 3627 South and 2870 East, zoning is R-1-10. He presented site photos. Planning Commission recommends approval. Findings include: The garage will have the same colors and finish materials as the existing home; The applicant will be installing rain gutters with splash extensions to prevent any stormwater runoff onto the adjacent property; The detached garage wall height is 10'; The wall height of the garage is mitigated due to the applicant's property being lower than the two

adjacent properties where the garage is located; and a detached garage is within the existing character of the zone. He stated that neighbors have been notified of the request.

Caroline Chamberlain, neighbor directly behind the applicant, stated she was notified of the request. She explained that there is a big hole behind their property. When it rains, if the runoff hits anywhere other than the rain gutter, it will flow into the hole which will drain into the applicants yard. She stated she does not believe lowering the walls on the garage will make a difference.

Councilmember Hughes stated he believes the applicant needs to work out the drainage issues.

MOTION: A motion was made by Councilmember Hughes approve the conditional use permit, provided the two parties can work out the drainage issues, to allow the garage height to be 10' with the setback of 18".
SECOND: The motion was seconded by Councilmember Almquist Pike.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Councilmember Almquist believes staff should look at this closely since it may come up in the future.

Mr. Harvey stated staff could look at that in the ordinance.

Councilmember Pike advised the Council likes to see these sooner.

Mr. Harvey stated this was a result of a code enforcement action. The applicant did not know he needed approval.

SPECIAL EVENT FEE WAIVER:

Consider approval of a special event fee waiver and for the use of the Ridge Top Conference Facility. Ever Gonzalez, applicant.

Support Services Manager Marc Mortensen advised the request is for a fee waiver to use Annex Hangar 1 at the Ridge Top Complex for a new business called Outlier Labs to hold a conference series on January 21, 2014.

Ever Gonzalez, introduced a gentleman by the name of Brad that works with him at Outlier Labs.

Brad advised this is a concept that several local companies put together. The conference is something they will do once a quarter to unite entrepreneurs, investors, startups and startup supporters through a series of outlier events including workshops, high profile keynote speakers and hosting a startup/business competition. He stated there are not a lot of options here for software development. When they started, they had four people, now they have 20 employees and great growth potential.

Support Services Manager Marc Mortensen recommends the City become a sponsor by waiving the facility.

Councilmember Pike inquired how many participants are expected.

Brad stated there will be approximately 150 participants. Their hope is to grow out of the building and move downtown; the hangar is a great location to start. They have worked with Support Services Manager Marc Mortensen, DXATC, and President Naudald to the community behind this concept.

Mr. Gonzalez advised there will be special pricing for students and the City.

Support Services Manager Marc Mortensen stated they may be able to utilize the Electric Theater in the future.

MOTION: A motion was made by Councilmember Pike to approve the fee waiver for the Outlier Conferences to be held on January 24, 2014.

SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Almquist inquired if the City would be a co-sponsor.

Brad stated yes, the City would be a co-sponsor; they would use the City logo to show that. He invited the Mayor and Council to attend.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Mayor Pro Tem Bunker invited additional scouts, who came in late, to introduce themselves.

PUBLIC HEARING/FRANCHISE TAX REVENUE BONDS:

Public hearing regarding the issuance and sale of the issuer's 10,000,000 aggregate principal amount of franchise tax revenue bonds, Series 2013 and to allow public input regarding any potential economic impact that the project described herein to be financed with the proceeds of the Series 2013 bonds may have on the private sector.

Support Services Manager Marc Mortensen stated this public hearing is to correct a technicality to comply with the requirements to post on the Utah Public Notice website. The issuance of the bonds was approved on September 19, 2013.

Mayor Pro Tem Bunker opened the public hearing, there being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Nickle to approve.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing to consider vacation of a portion of an easement, given to the City, in the Stone Cliff Development. Kay Traveller/Reid Pope, applicants.

Todd Jacobsen presented the request for an easement vacation at approximately 2050 East Pinnacle. The final plat was recently approved for the two lots in Stone Cliff Phase 12. He explained, when the fence was built around the existing water tank, a portion of it was built inside the easement. The Water Department is in agreement with the vacation.

Mayor Pro Tem Bunker opened the public hearing, there being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Nickle to approve the vacation easement.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider approval of an amended final plat for Rim Rock Commercial Center Second Amended and Extended. Bob Hermandson, applicant.

Todd Jacobsen presented the amended final plat for Rim Rock Commercial Center Second Amended and Extended located at approximately 170 South and 1470 East, zoning is C-2 and PD-C. He explained the applicant would like to vacate lot 12 and its associated public utilities and drainage easement

Mayor Pro Tem Bunker opened the public hearing, There being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to approve the final plat amendment for Rim Rock Commercial Center Second Amended and Extended.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider approval of an amended final plat for Lot 2 of the Green Valley No. 4 Subdivision and Lot 37 of The Overlook at Green Valley Subdivision. C. Carman, D. Brough and Kent Provstgaard, applicants.

Todd Jacobsen presented the final plat amendment for lot 2 of the Green Valley No. 4 Subdivision and lot 37 of The Overlook at Green Valley Subdivision. He explained the same owner owns both parcels and wants to merge the two lots; therefore he is

requesting to vacate the public utilities and drainage easement between the two lots located at 1772 West Grand View Drive, zoning is R-1-8 and R-1-10.

Mayor Pro Tem Bunker opened the public hearing, There being no public comment, she closed the public hearing.

Councilmember Almquist inquired what the setback could be if the lot is improved on 740 South.

Mr. Jacobsen advised the lot will essentially become the rear lot; however it would be a double fronting lot, the set back is still 25'. If the applicant wanted to install a fence, they would have to abide by the setback.

MOTION: A motion was made by Councilmember Pike to approve the final plat amendment for lot 2 of the Green Valley No. 4 Subdivision and lot 37 of The Overlook at Green Valley Subdivision and to vacate the public utilities and drainage easement between the two lots.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing to consider vacation of an easement located at 3394 East 2000 South. Jason Wittier and Roger Bundy, applicants.

Todd Jacobsen presented the vacation easement on the Wittwer property located at 3394 East 2000 South, zoning is A-1. The line was moved previously, but the applicant was not ready to vacate the easement at that time.

Mayor Pro Tem Bunker opened the public hearing, there being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the easement vacation as outlined.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from Residential Estates RE-20 to RE-12.5 on 1.77 acres located at approximately 2550 East Mountain Ledge Drive. Development Solutions, Inc., applicant.

Craig Harvey presented a request for a zone change from RE-20 to RE-12.5 on 1.77 acres located at approximately 2550 East Mountain Ledge Drive. The development will be

known as Meadow Valley Estates Phase 4, density is 2.8 dwelling units per acre. This will be the last phase and does conform with the rest of the zoning for the subdivision. There was a nay vote at the Planning Commission because they felt the density was too dense.

Mayor Pro Tem Bunker opened the public hearing.

Barry Brooksby, a resident on Mountain Ledge Drive stated he would like to see this become a cul-de-sac for safety reasons. He stated the residents are here tonight because they will not be heard at the preliminary plat request. They are not against the zone change.

Councilmember Hughes was glad to hear that they and the developer are working together.

Councilmember Pike stated he likes the cul-de-sac idea.

Jason Wright, resident, presented a power point presentation which covered the following topics: Benefits of Cul-De-Sac; Entries into Communities; a map of Meadow Valley Estates; map of Knolls, map of Jedora Estates; a map of Red Butte; a map of Little Valley Horesman's Park; a map of Little valley Estates. He stated he is in favor of the re-zoning, but would like to see the cul-de-sac.

Mayor Pro Tem Bunker stated there have been concerns with cul-de-sacs; however, this one sounds great.

Mike Riding, resident, stated he moved to this area a year and a half ago. He supports the re-zoning. He explained that traffic in this area flows naturally from Little Valley Road to the park and schools. He is concerned with having a thru street in that area on a narrow road. Seeing children cross the street in that area scares him since drivers do not abide by the speed limit.

Sara Riding, resident, reiterated what all others have said. When the water tower came down, she was concerned they were going to install a thru street. A cul-de-sac would keep the traffic down.

Brett Burgess, developer, stated he has been in contact with Barry and Jason in the Little Valley Estates subdivision. With regard to the access point to the south, there should be a paved trail in that area. When the preliminary plat is heard, one thing that will need to be discussed is the fact that another developer will be in that area. He explained if a cul-de-sac is put in as well as the access, they will lose some lots.

Councilmember Hughes asked Mr. Burgess if he knows how the other developer will be addressing access.

Mr. Burgess stated he does not know at this time. He can speak to them about this.

Mayor Pro Tem Bunker closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the zone change from RE-20 to RE-12.5 on 1.77 acres.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SAND HOLLOW REGIONAL WATER LINE:

Consider approval to add the Sand Hollow Regional water line to the District's Capital Facilities Plan and a brief update on district activities. Ron Thompson, applicant.

Support Services Manager Marc Mortensen advised the applicant is not ready at this time.

MOTION: A motion was made by Councilmember Hughes to table the item.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF GRANT:

Consider approval of a grant for airport pavements and pavement marking.

Support Services Manager Marc Mortensen advised the airport has been in operation for 3 years. Under the grant, offered by the Utah State Division of Aeronautics, the City has an opportunity to perform some needed maintenance on the runway. The portion covered under the grant will be \$405,000.00, the City's portion will be \$225,000.00 and will be paid using passenger facility charges fund. Staff recommends approval of the grant.

Councilmember Pike inquired if this is to seal the runway.

Support Services Manager Marc Mortensen replied, yes, this is just to seal in the pavement on the runway. The project will be done in phases, dealing with the most crucial first. He commended Airport Manager Rich Stehmeier for seeking the grant.

MOTION: A motion was made by Councilmember Pike to approve the grant for airport pavements and pavement marking; \$180,000.00 to be paid by the FAA and \$225,000.00 to be paid by the City..
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

INTERLOCAL COOPERATIVE AGREEMENT AMENDMENT:

Consider approval of an amendment to the Regional Flood Control Authority Interlocal Cooperative Agreement to change the billing methods from "water connections" to "drainage billing accounts".

Support Services Manager Marc Mortensen advised this is a housekeeping item to change form category to another.

MOTION: A motion was made by Councilmember Nickle to approve the amendment.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

HANGAR ONE LEASE EXTENSION:

Consider approval of the Hangar One lease extension at the airport.

City Attorney Shawn Guzman advised that Fedex has signed a lease for a new building in Fort Pierce, to be completed by Support Services Manager Marc h. This extension will expire on April 15, 2014. The hangar is actually at the Ridge Top Complex, not the airport.

MOTION: A motion was made by Councilmember Almquist to approve the hangar lease extension.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the September 5, 2013 meeting.

MOTION: A motion was made by Councilmember Nickle to approve the minutes.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the September 19, 2013 meeting.

MOTION: A motion was made by Councilmember Pike to approve the minutes.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the September 26, 2013 meeting.

MOTION: A motion was made by Councilmember Hughes to approve the minutes.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Almquist to adjourn to a closed session to discuss pending litigation.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Pike to reconvene and adjourn.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

**NOTICE OF REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, November 7, 2013 commencing at 4:00 p.m.


The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **CONSENT CALENDAR**
 - A. Consider approval of the financial statement for September, 2013.
2. **BID OPENINGS**
 - A. Consider award of bid for three (3) Gillig 35' Transit Buses.
 - B. Consider approval of a professional services agreement with Bowen Collins and Associates for engineering, design and construction management services for the Riverside Drive HMGP project.
 - C. Consider award of bid for an EZ Hauler 5500 Track Unit, Self Storing Auger and Bucket Truck Assembly for the Power Department.
 - D. Consider award of bid for four (4) 2014 SUV's for the Police Department.
 - E. Consider approval of a change order to have Ridge Rock, Inc. crack seal additional roadways.
3. **PUBLIC HEARINGS**
 - A. Public hearing regarding the issuance and sale of the issuer's 10,000,000 aggregate principal amount of franchise tax revenue bonds, Series 2013 and to allow public input regarding any potential economic impact that the project described herein to be financed with the proceeds of the Series 2013 bonds may have on the private sector.
 - B. Public hearing to consider vacation of a portion of an easement, given to the City, in the Stone Cliff Development. Kay Traveller/Reid Pope, applicants.
 - C. Public hearing to consider approval of an amended final plat for Rim Rock Commercial Center Second Amended and Extended. Bob Hermandson, applicant.
 - D. Public hearing to consider approval of an amended final plat for Lot 2 of the Green Valley No. 4 Subdivision and Lot 37 of The Overlook at Green Valley Subdivision. C. Carman, D. Brough and Kent Provstgaard, applicants.
 - E. Public hearing to consider vacation of an easement located at 3394 East 2000 South. Jason Wittwer and Roger Bundy, applicants.
 - F. Public hearing to consider approval of a zone change from Residential Estates Re-20 to RE-12.5 on 1.77 acres located at approximately 2550 East Mountain Ledge Drive. Development Solutions, Inc., applicant.
4. **ORDINANCES**
 - A. Consider approval of an ordinance vacating a portion of an easement given to the City in the Stone Cliff Development.
 - B. Consider approval of an ordinance amending the final plat for the Rim Rock Commercial Center Second Amended and Extended.
 - C. Consider approval of an ordinance amending the final plat for Lot 2 of the Green Valley No. 4 Subdivision and Lot 37 of The Overlook at Green Valley Subdivision.

- D. Consider approval of an ordinance vacating an easement located at 3394 East 2000 South.
 - E. Consider approval of an ordinance changing the zone from Residential Estates Re-20 to RE-12.5 on 1.77 acres located at approximately 2550 East Mountain Ledge Drive.
5. RESOLUTIONS – None scheduled
6. STAFF REPORTS
- A. Consider approval of a full service restaurant liquor license for Jazzy's Rock N Roll Grill located at 185 North Bluff Street. Reid Smeltzer, applicant.
 - B. Consider approval of a full service restaurant liquor license for Bout Time Pub & Grub located at 929 West Sunset Boulevard. Dean Barnett, applicant.
 - C. Report from the Planning Commission meeting held on October 22, 2013.
 - D. Consider approval of a conditional use permit to construct a detached garage with a wall height of 10' which is located within 18" of the side and rear property lines behind the home located at 3627 South 2870 East. Troy Christensen, applicant.
 - E. Consider approval of a special event fee waiver and for the use of the Ridge Top Conference Facility. Ever Gonzalez, applicant.
 - F. Consider approval to add the Sand Hollow Regional water line to the District's Capital Facilities Plan and a brief update on district activities. Ron Thompson, applicant.
 - G. Consider approval of a grant for airport pavements and pavement marking.
 - H. Consider approval of an amendment to the Regional Flood Control Authority Interlocal Cooperative Agreement to change the billing methods from "water connections" to "drainage billing accounts".
 - I. Consider approval of a sign variance at 180 North and 300 East. David Newell, applicant.
 - J. Consider approval of the Hangar One lease extension at the airport.
 - K. Appointments to boards and commissions of the City.
 - L. Request a closed session.
7. MINUTES
- A. Consider approval of the minutes of the September 5, 2013 meeting.
 - B. Consider approval of the minutes of the September 19, 2013 meeting.
 - C. Consider approval of the minutes of the September 26, 2013 meeting.
8. ADJOURNMENT


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

DRAFTAgenda Item Number : **1A**

Request For Council Action

Date Submitted 2013-10-25 10:03:25**Applicant** Philip Peterson**Quick Title** September financial report**Subject** September financial report**Discussion** We continue to see modest revenue growth and a good job is being done to control expenditures. Although it is early in the fiscal year, the outlook is similar to last year which had positive results.**Cost** \$0.00**City Manager Recommendation** OK so far. Current sales tax report shows an increase of about 2% a little under what was budgeted.**Action Taken****Requested by** Philip Peterson**File Attachments** SEPTEMBER 2013.pdf**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** SEPTEMBER 2013.pdf



MONTHLY FINANCIAL REPORT

THREE MONTHS ENDED

SEPTEMBER 30, 2013

AVAILABLE ONLINE AT:

[http://enet.sgcity.org/finance/monthly reports/view.php](http://enet.sgcity.org/finance/monthly%20reports/view.php)

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORT
THREE MONTHS ENDED SEPTEMBER 30, 2013

FINANCE DIRECTOR'S COMMENTS:

The attached report represents activity in the various city funds for the three months ended September 30, 2013. This period represents 25% of the fiscal year.

While, we are seeing some good signs in our revenues, it is still very early in the fiscal year. Our property taxes will begin to be collected in December and January, so after that we will have a better idea on things. Expenditures continue to be well managed by the various departments in the City and the General Fund is looking good so far.

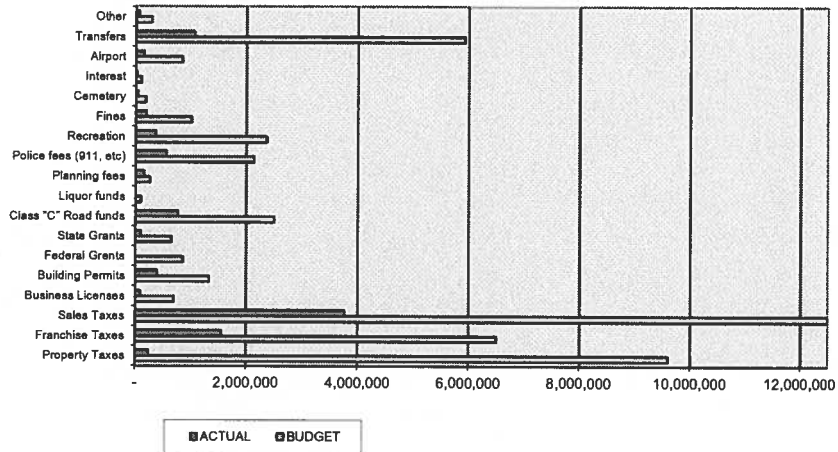
- 1) General Fund revenues are at just over 19% of budget but again this is difficult to gauge because of the way that the majority of the property taxes will not be received until later in the fiscal year.
- 2) However, a positive sign is that General Fund revenues are just over 6% over last year's revenues for the first three months.
 - a) Sales taxes are up just over 8% compared to a year ago.
 - b) Planning fees are up over 111% compared to a year ago.
- 3) The attached revenue comparison schedule is good to give a quick review of how revenues are trending in comparison with the prior fiscal year.
- 4) Expenditures are at 18.49% of budget. The attached expenditure status report shows the various departments of the General Fund and their percentage of budget used thru September.
- 5) Both Water and Electric revenues are showing small growth in revenues when compared with the prior fiscal year.
- 6) The City Treasurer's September investment report is attached.

If there are any questions, comments, or concerns, please feel free to contact me at any time at any of the following: Philip.peterson@sgcity.org; 627-4701; or cell at 703-0874.

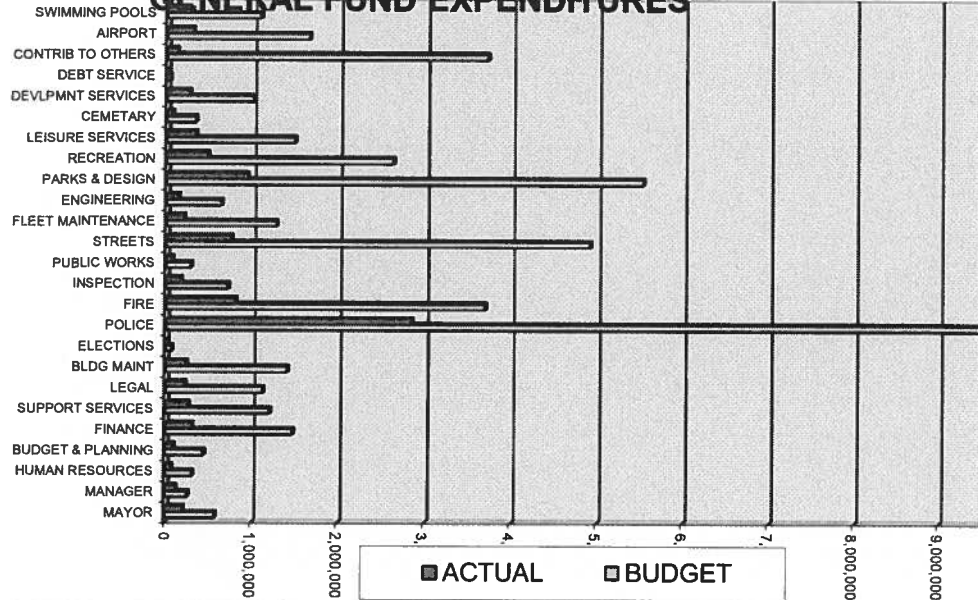
As a side note, the fiscal year June 30, 2013, audit is being wrapped up and it is hoped that the annual financial report will be ready to be presented to the Mayor and Council at a meeting in November.

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

GENERAL FUND REVENUES

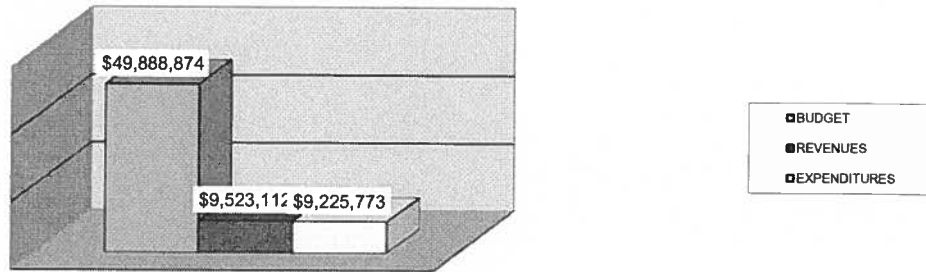


GENERAL FUND EXPENDITURES

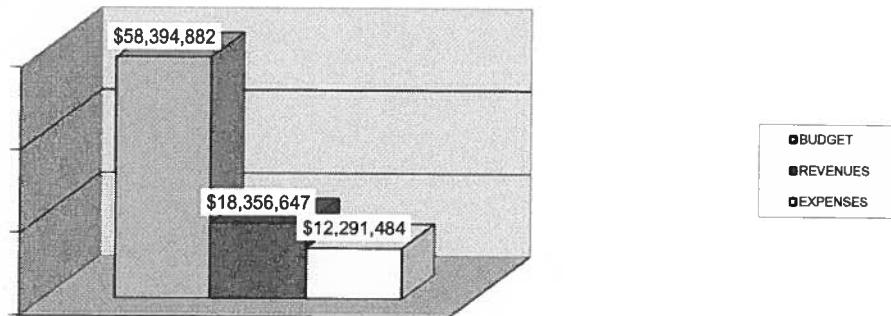


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

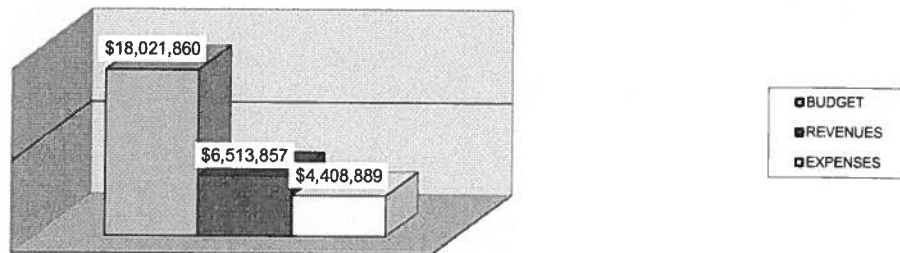
GENERAL FUND



ELECTRIC UTILITY

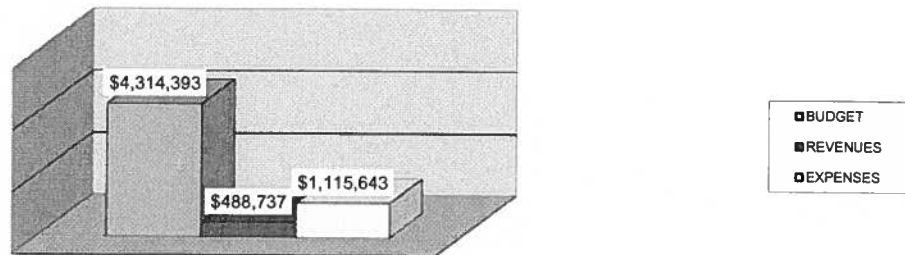


WATER UTILITY

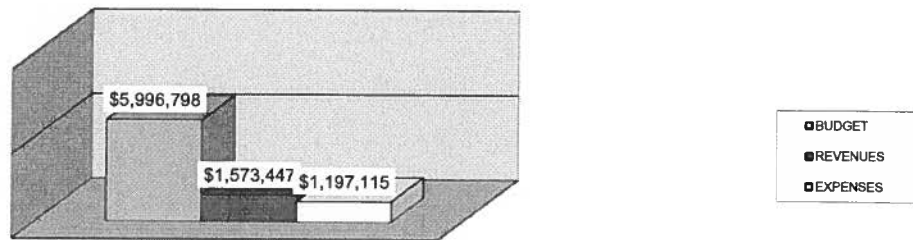


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

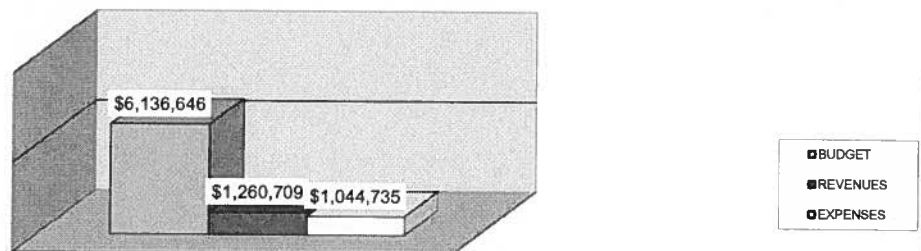
GOLF FUND



WASTEWATER COLLECTION (includes impact)

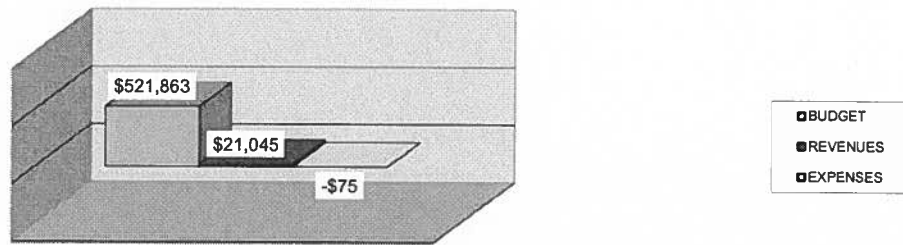


WASTEWATER TREATMENT (includes impact)

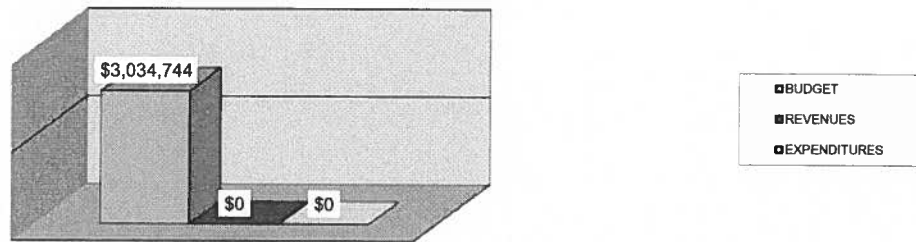


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

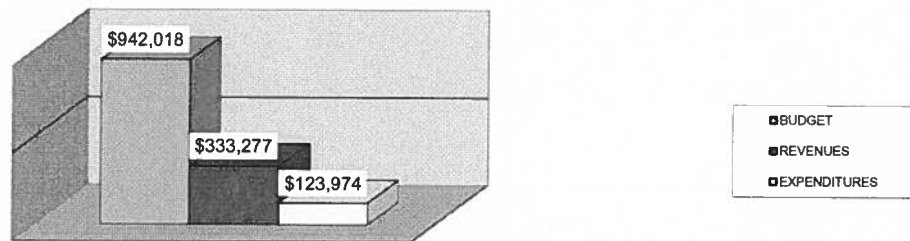
CDBG BLOCK GRANT FUND



SALES TAX BOND CAP. PROJECT FUND

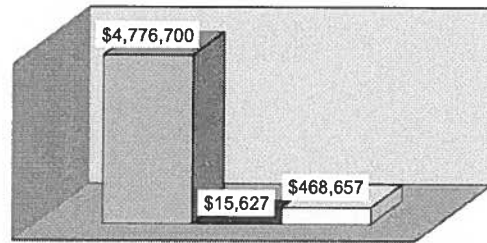


DIXIE CENTER OPERATIONS



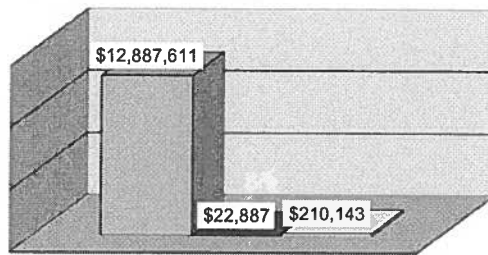
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

CAPITAL EQUIPMENT FUND



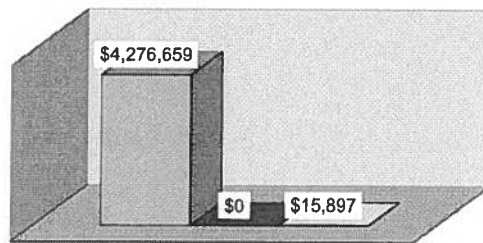
■ BUDGET
■ REVENUES
■ EXPENDITURES

PUBLIC WORKS CAP. PROJ. FUND



■ BUDGET
■ REVENUES
■ EXPENDITURES

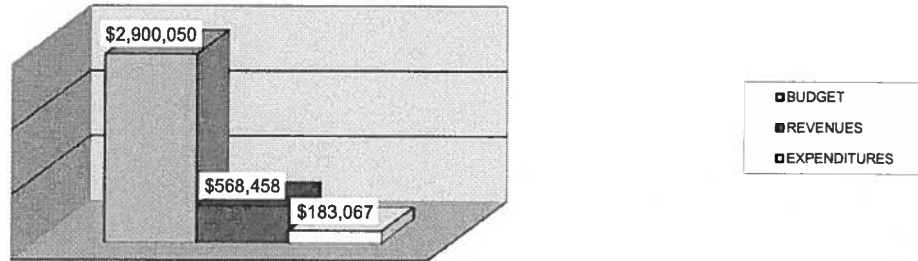
REPLACEMENT AIRPORT FUND



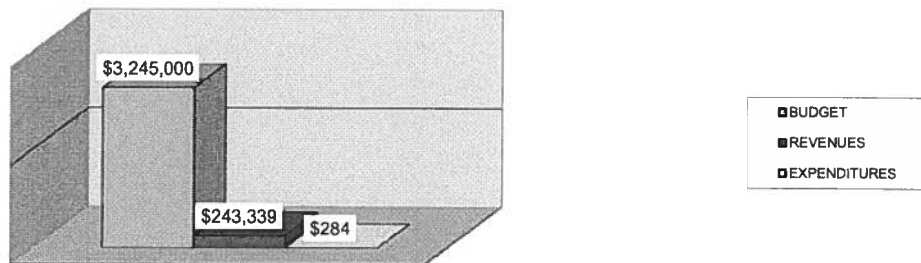
■ BUDGET
■ REVENUES
■ EXPENDITURES

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

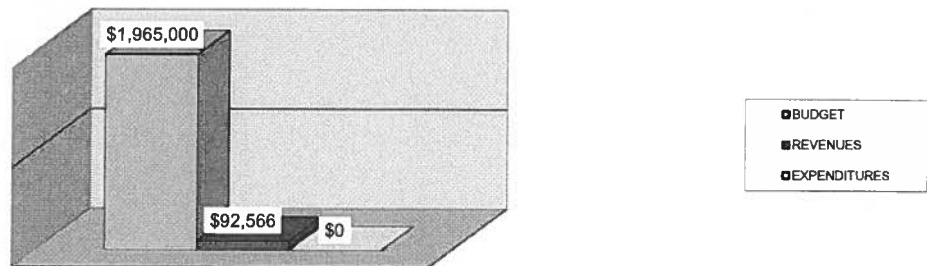
PARK IMPACT FUND



STREET IMPACT FUND

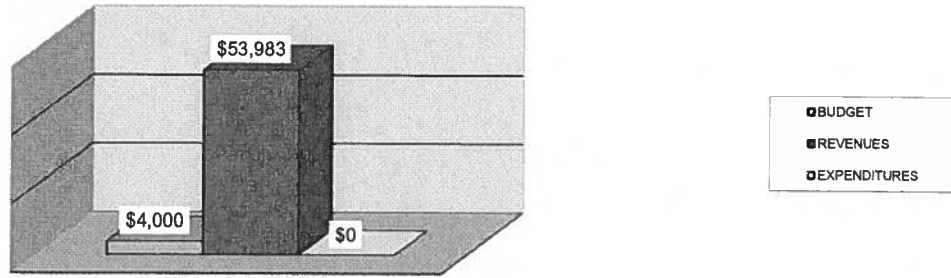


DRAINAGE IMPACT FUND

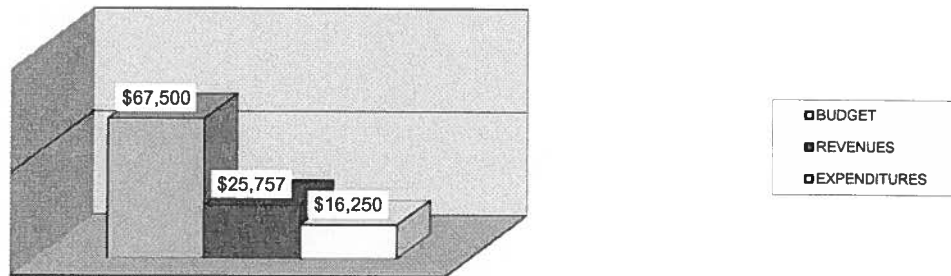


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

FIRE IMPACT FUND

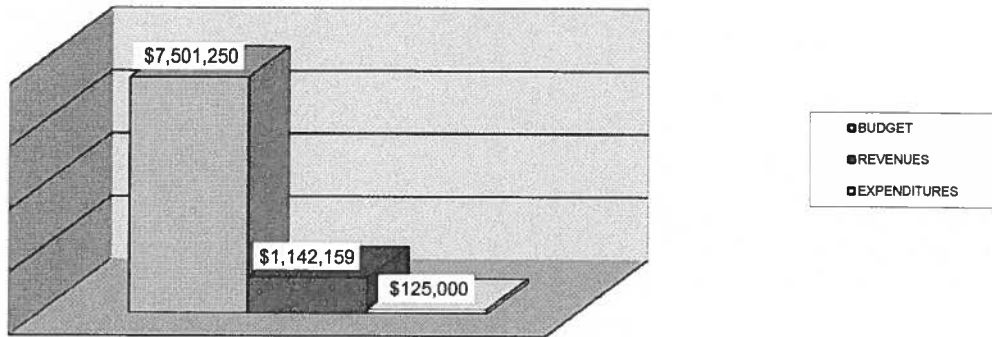


POLICE IMPACT FUND

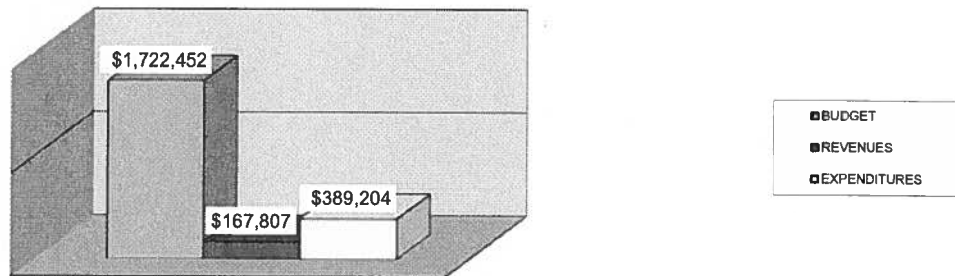


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
30-Sep-13

TRANSPORTATION IMPRV. FUND



SUNTRAN TRANSIT FUND



CITY OF ST. GEORGE, UT
REVENUE COMPARISONS
THREE MONTHS ENDED SEPTEMBER 30, 2013

	FYE JULY 2014	FYE JULY 2013	FY2014 as a % of FY 2013
GENERAL FUND:			
Property Taxes	237,181	267,777	88.57%
Franchise Taxes	1,557,336	1,602,824	97.16%
Sales Taxes	3,764,119	3,481,477	108.12%
Business Licenses	88,133	79,275	111.17%
Building Permits	398,564	403,609	98.75%
Federal Grants	3,310	-	#DIV/0!
State Grants	90,225	5,000	1804.51%
Class "C" Road funds	773,115	801,603	96.45%
Liquor funds	-	-	#DIV/0!
Planning fees	153,741	72,662	211.58%
Police fees (911, etc)	559,563	508,368	110.07%
Recreation	360,714	354,237	101.83%
Fines	195,045	190,243	102.52%
Cemetery	41,595	40,710	102.17%
Interest	18,942	12,050	157.19%
Airport	146,929	180,461	81.42%
Transfers	1,061,500	959,000	110.69%
Other	73,103	11,226	651.18%
	9,523,112	8,970,523	106.16%
DIXIE CENTER OPERATIONS			
Total Revenues	333,277	284,331	117.21%
CDBG BLOCK GRANT FUND			
Total Revenues	\$21,045	\$41,469	50.75%
PARK IMPACT FUND			
Total Revenues	\$568,458	\$392,077	144.99%
STREET IMPACT FUND			
Total Revenues	\$243,339	\$374,897	64.91%
DRAINAGE IMPACT FUND			
Total Revenues	\$92,566	\$197,854	46.79%
FIRE DEPT IMPACT FUND			
Total Revenues	\$53,983	\$87,575	61.64%
POLICE DEPT IMPACT FUND			
Total Revenues	\$25,757	\$22,269	115.66%
WATER UTILITY FUND (w/ impact fees)			
Total Revenues	\$6,513,857	\$6,172,867	105.52%
WASTEWATER COLLECTION (w/impact fees)			
Total Revenues	\$1,573,447	\$1,525,577	103.14%
ELECTRIC UTILITY (w/impact fees)			
Total Revenues	\$18,356,647	\$17,760,527	103.36%
GOLF COURSE FUND			
Total Revenues	\$488,737	\$462,391	105.70%
REGIONAL WASTEWATER (w/impact fees)			
Total Revenues	\$1,260,709	\$1,015,813	124.11%
SUNTRAN TRANSIT FUND			
Total Revenues	\$167,807	\$128,854	130.23%
TRANS. IMPROV. FUND			
Total Revenues	\$1,142,159	\$1,034,740	110.38%
REPLMNT AIRPORT FUND			
Total Revenues	\$0	\$0	#DIV/0!

CITY OF ST. GEORGE, UT
GENERAL FUND REVENUES
THREE MONTHS ENDED SEPTEMBER 30, 2013

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU SEPT 30 2013	PCT RECEIVED
CURRENT PROPERTY TAXES	8,000,000.00	11,007.13	0.14%
FEES ASSESSED	1,200,000.00	183,376.88	15.28%
FRANCHISE TAXES	6,500,000.00	1,557,336.13	23.96%
DELINQUENT TAXES	400,000.00	42,796.76	10.70%
GENERAL SALES TAXES	14,500,000.00	3,764,118.74	25.96%
BUSINESS LICENSES	550,000.00	23,652.50	4.30%
LICENSE FEES - RENTAL ORDINANCE	150,000.00	62,400.00	41.60%
ELECTION FILING FEES			
TRUCK-N-GO PERMITS	3,500.00	2,080.00	59.43%
BUILDING PERMITS	1,300,000.00	397,457.85	30.57%
DOG LICENSES	32,000.00	1,106.00	3.46%
FEDERAL GRANTS	865,310.00	3,309.57	0.38%
STATE GRANTS	656,876.00	90,225.30	13.74%
CLASS C ROAD ALLOTTMENT	2,500,000.00	773,115.20	30.92%
LIQUOR FUND ALLOTTMENT	100,000.00		0.00%
RESOURCE OFFICER CONTRIB.	558,817.00	139,704.25	25.00%
PLANNING FEES	250,000.00	145,963.23	58.39%
AIR QUALITY FEES	15,000.00	7,777.50	51.85%
SPECIAL POLICE SERVICES	50,000.00	17,360.76	34.72%
E-911 SERVICES	900,000.00	242,707.47	26.97%
OTHER CITIES DISPATCH FEES	631,690.00	157,921.39	25.00%
POLICE TRAINING CLASSES	2,000.00	1,869.41	93.47%
REVERSE 911 REIMBURSEMENTS			
MUSEUM DONATIONS	1,000.00	428.35	42.84%
MUSEUM ADMISSION FEES	8,500.00	2,642.11	31.08%
NJCAA TOURNAMENT			
COMMUNITY ARTS BLDG RENTALS	5,500.00	-200.00	-3.64%
OPERA HOUSE PERFORMANCES	4,800.00		0.00%
TRIPAX PASS SALES		1,003.29	#DIV/0!
WALKING TOUR REVENUES	3,500.00	1,857.88	53.08%
SOCIAL HALL RENTALS	13,000.00	4,455.00	34.27%
EXHIBITS - COLLECTIONS	7,500.00	1,984.68	26.46%
NATURE CENTER	34,000.00	3,865.70	11.37%
AQUATIC CENTER	360,000.00	74,711.69	20.75%
YOUTH SPORTS	56,300.00	8,011.00	14.23%
ADULT SPORTS	47,000.00	3,238.00	6.89%
RACES	290,000.00	24,893.56	8.58%
SOFTBALL LEAGUES	390,000.00	52,732.21	13.52%
NON-FOOD CONCESSIONS			
ARTS FAIR REVENUE	33,830.00	150.00	0.44%

SPECIAL COMMUNITY EVENTS	2,400.00	702.00	29.25%
SWIMMING POOL FEES	118,000.00	45,764.03	38.78%
RECREATION FEES	10,000.00	12,101.05	121.01%
RECREATION CENTER FEES	143,000.00	25,463.74	17.81%
OPERA HOUSE RENTALS	6,000.00	1,100.00	18.33%
RECREATION FACILITY RENTALS	18,000.00	3,505.67	19.48%
TENNIS CLASSES ETC.	74,000.00	26,791.00	36.20%
MARATHON REVENUES	735,000.00	65,282.61	8.88%
RECREATION CLASS FEES		230.00	
CEMETARY LOT SALES	90,000.00	19,085.00	21.21%
BURIAL FEES	90,000.00	22,510.00	25.01%
TRAFFIC SCHOOL FEES	36,000.00	12,365.15	34.35%
COURT FINES	825,000.00	147,202.45	17.84%
POLICE WARRANTS	16,000.00	6,000.00	37.50%
ACE PENALTIES	100,000.00	22,804.50	22.80%
ACE COSTS	35,000.00	6,673.00	19.07%
ACE ABATEMENTS	5,000.00		0.00%
INTEREST EARNINGS	100,000.00	18,941.51	18.94%
RENTS AND ROYALTIES	30,000.00	6,987.35	23.29%
SALE OF PROPERTY	30,000.00		0.00%
POLICE EVIDENCE IMPOUND	2,500.00	-466.27	-18.65%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	23,443.86	31.26%
FIRST NIGHT REVENUES			#DIV/0!
ORTHOPHOTOGRAPHY MAPS	500.00	11.29	2.26%
WAGON TRAIN FEES			
COMPOST SALES - REUSE	35,000.00	3,060.43	8.74%
ROADBASE SALES - REUSE	6,500.00	476.97	7.34%
AIRPORT REVENUES	850,000.00	146,928.58	17.29%
MAINTENANCE AT AIRPORT	7,100.00	1,779.39	25.06%
CONTRIBUTIONS FROM OTHER	85,000.00		0.00%
TRANSFERS FROM OTHER FUNDS	5,923,751.00	1,061,499.99	17.92%
CONTRIBUTIONS FROM PRIVATE	20,000.00	20,000.00	100.00%
MEDIAN LANDSCAPE FEES		17,809.62	#DIV/0!
APPROPRIATED FUND BALANCE			
TOTAL GENERAL FUND REVENUES	49,888,874.00	9,523,112.46	19.09%

CITY OF ST. GEORGE, UT
EXPENDITURE STATUS REPORT BY CATEGORY
THREE MONTHS ENDED SEPTEMBER 30, 2013

25% OF THE BUDGET YEAR

GENERAL FUND	ADJUSTED BUDGET	ACTUAL THRU SEPT 30 2013	REMAINING BALANCE	PCT USED
MAYOR & COUNCIL	568,237.00	200,231.12	368,005.88	35.24%
CITY MANAGER	253,106.00	115,297.43	137,808.57	45.55%
HUMAN RESOURCES	308,363.00	63,743.52	244,619.48	20.67%
ADMINISTRATIVE SERVICES	439,762.00	89,236.47	350,525.53	20.29%
FINANCE DEPARTMENT	1,476,129.00	305,216.16	1,170,912.84	20.68%
TECHNOLOGY SERVICES	1,206,095.00	257,693.34	948,401.66	21.37%
LEGAL SERVICES	1,001,137.00	190,417.71	810,719.29	19.02%
BUILDING MAINTENANCE	1,413,503.00	235,248.43	1,178,254.57	16.64%
ELECTIONS	65,000.00	10,758.16	54,241.84	16.55%
PLANNING COMMISSION	12,000.00	4,216.00	7,784.00	35.13%
POLICE	10,840,621.00	2,314,345.45	8,526,275.55	21.35%
HIDTA GRANT	134,820.00	50,033.54	84,786.46	37.11%
POLICE DISPATCH	2,908,626.00	476,433.53	2,432,192.47	16.38%
CCJJ GRANT	113,095.00	6,268.35	106,826.65	5.54%
FIRE DEPARTMENT	3,693,362.00	802,202.77	2,891,159.23	21.72%
INSPECTION	715,993.00	164,876.15	551,116.85	23.03%
CODE ENFORCEMENT	127,484.00	28,805.26	98,678.74	22.60%
PUBLIC WORKS ADMINISTRATION	284,182.00	66,718.87	217,463.13	23.48%
STREETS	4,913,140.00	753,727.53	4,159,412.47	15.34%
FLEET MAINTENANCE	1,280,811.00	203,379.11	1,077,431.89	15.88%
ENGINEERING	636,273.00	134,620.33	501,652.67	21.16%
PARKS	4,852,955.00	861,004.71	3,991,950.29	17.74%
DESIGN	678,853.00	75,897.33	602,955.67	11.18%
NATURE CENTER & YOUTH PROGRAMS	107,747.00	14,560.95	93,186.05	13.51%
SOFTBALL PROGRAMS	395,254.00	50,788.82	344,465.18	12.85%
SPORTS FIELD MAINTENANCE	565,706.00	107,617.98	458,088.02	19.02%
SPECIAL EVENTS & PROGRAMS	297,119.00	50,151.53	246,967.47	16.88%
YOUTH SPORTS PROGRAMS	128,418.00	19,259.59	109,158.41	15.00%
ADULT SPORTS PROGRAMS	45,458.00	393.64	45,064.36	0.87%
RECREATION	512,183.00	93,091.34	419,091.66	18.18%
EXHIBITS AND COLLECTIONS	243,989.00	48,192.24	195,796.76	19.75%
COMMUNITY ARTS	256,152.00	70,527.80	185,624.20	27.53%
HISTORIC OPERA HOUSE	88,456.00	21,307.28	67,148.72	24.09%
HISTORIC COURTHOUSE	21,700.00	6,322.95	15,377.05	29.14%
LEISURE SERVICES ADMINISTRATN	310,118.00	68,044.83	242,073.17	21.94%
RECREATION CENTER	575,047.00	140,604.41	434,442.59	24.45%
MARATHON	571,899.00	122,038.73	449,860.27	21.34%
COMMUNITY CENTER	2,550.00	686.18	1,863.82	26.91%
CEMETERY	336,910.00	64,608.27	272,301.73	19.18%
DEVELOPMENT SERVICES ADMIN.	1,001,091.00	258,391.36	742,699.64	25.81%
DEBT SERVICE	35,905.00	8,976.24	26,928.76	25.00%
TRANSFERS TO OTHER FUNDS	3,719,612.00	116,750.01	3,602,861.99	3.14%
AIRPORT	1,658,347.00	301,563.54	1,356,783.46	18.18%
SWIMMING POOL	251,134.00	103,129.69	148,004.31	41.07%
SAND HOLLOW AQUATIC CENTER	840,532.00	148,394.26	692,137.74	17.65%
TOTAL GENERAL FUND	49,888,874.00	9,225,772.91	40,663,101.09	18.49%

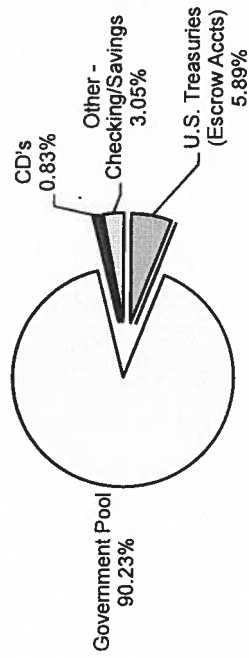
CITY OF ST. GEORGE, UT
MONTHLY COUNCIL REPORT

	BUDGET	REVENUE	EXPENDITURES	
10 GENERAL FUND	\$49,888,874	\$9,523,112	\$9,225,773	18.49%
53 & 83 ELECTRIC FUND (includes impact)	\$58,394,882	\$18,356,647	\$12,291,484	21.05%
51 & 81 WATER FUND (includes impact)	\$18,021,860	\$6,513,857	\$4,408,889	24.46%
55 GOLF FUND	\$4,314,393	\$488,737	\$1,115,643	25.86%
52 & 82 WASTEWATER COLLECT (includes impact)	\$5,996,798	\$1,573,447	\$1,197,115	19.96%
62 & 86 WASTEWATER TREATMNT (includes impact)	\$6,136,646	\$1,260,709	\$1,044,735	17.02%
32 CDBG BLOCK GRANT FUND	\$521,863	\$21,045	-\$75	-0.01%
84 SALES TAX BOND - CAPITAL PROJ FUND	\$3,034,744	\$0	\$0	0.00%
30 DIXIE CENTER OPERATIONS	\$942,018	\$333,277	\$123,974	13.16%
40 CAPITAL EQUIPMENT FUND	\$4,776,700	\$15,627	\$468,657	9.81%
87 PUBLIC WORKS CAPITAL PROJ FUND	\$12,887,611	\$22,887	\$210,143	1.63%
88 REPLACEMENT AIRPORT CONST. FUND	\$4,276,659	\$0	\$15,897	0.37%
44 PARK IMPACT FUND	\$2,900,050	\$568,458	\$183,067	6.31%
45 STREET IMPACT FUND	\$3,245,000	\$243,339	\$284	0.01%
47 DRAINAGE IMPACT FUND	\$1,965,000	\$92,566	\$0	0.00%
48 FIRE IMPACT FUND	\$4,000	\$53,983	\$0	0.00%
49 POLICE IMPACT FUND	\$67,500	\$25,757	\$16,250	24.07%
64 SUNTRAN TRANSIT FUND	\$ 1,722,452	\$167,807	\$ 389,204	22.60%
27 TRANSPORTATION IMPROV FUND	\$ 7,501,250	\$1,142,159	\$ 125,000	1.67%

City of St George
DEPOSITS AND INVESTMENTS
09/30/2013

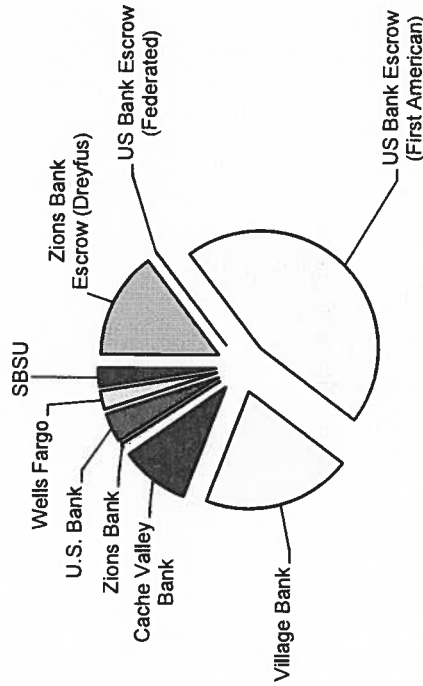
Portfolio Composition	Amount	Percentage
<i>Investments by Type:</i>		
U.S. Treasuries (Escrow Accts)	3,396,038.65	5.89%
Agencies	-	0.00%
Government Pool	51,994,203.64	90.23%
Mutual Funds	-	0.00%
CD's	475,982.96	0.83%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	1,756,909.61	3.05%
Total	57,623,134.86	100.00%

Investments by Type



<i>Investments by Issuer:</i>		
UPTIF (State Pool)	51,994,203.64	90.23%
Zions Bank Escrow (Dreyfus)	824,474.59	1.43%
US Bank Escrow (Federated)	-	0.00%
US Bank Escrow (First American)	2,571,564.06	4.46%
Village Bank	1,152,512.36	2.00%
Cache Valley Bank	528,820.86	0.92%
Zions Bank	35,980.76	0.06%
U.S. Bank	226,820.63	0.39%
Wells Fargo	142,075.13	0.25%
SBSU	146,682.83	0.25%
Total	57,623,134.86	100.00%

Investments by Issuer (excluding UPTIF 90.23%)



<i>Portfolios Weighted Average Maturity on</i>	09/30/2013	62.91 days
<i>Portfolios Weighted Average Rate on</i>	09/30/2013	0.47%

City of St. George
DEPOSITS AND INVESTMENTS
09/30/2013

Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)	Average Days to Maturity*	Held at or s/k Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	09/30/13	09/01/13	35,980.76	1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	09/30/13	09/01/13	142,075.13	1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	09/30/13	09/01/13	67,468.02	1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Checking	0.4000	09/30/13	09/01/13	146,682.83	1	SBSU	n/a	Other	SBSU	General
Cache Valley Bank	T C D	0.6500	03/19/14	03/19/13	475,982.96	Q	CVB	1.00	CD's	Cache Valley	General
Village Bank	Checking - General	-	09/30/13	09/01/13	1,151,643.19	1	VB	n/a	Other	Village	General
Village Bank	Checking - Utilities & Payroll	-	09/30/13	09/01/13	869.17	1	VB	n/a	Other	Village	General
Cache Valley Bank	Checking	0.2500	09/30/13	09/01/13	52,837.90	1	CVB	n/a	Other	Cache Valley	General
State Treasurer	PTIF - 0167 General Account	0.5125	09/30/13	09/01/13	49,867,072.98	65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
State Treasurer	PTIF - 0983 Performance Bond	0.5125	09/30/13	09/01/13	139,242.94	65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
State Treasurer	PTIF - 2037 Community Arts	0.5125	09/30/13	09/01/13	15,629.56	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 2038 Community Arts Interest	0.5125	09/30/13	09/01/13	91.98	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
State Treasurer	PTIF - 5033 Retainage	0.5125	09/30/13	09/01/13	40,450.31	65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
State Treasurer	PTIF - 5178 New PD Task Force Seizure	0.5125	09/30/13	09/01/13	72,891.70	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5189 UDOT SIB Loan	0.5125	09/30/13	09/01/13	131.30	65	UPTIF	1.00	Govt. Pool	UPTIF	General
State Treasurer	PTIF - 5737 Warranty Deposits	0.5125	09/30/13	09/01/13	640,644.33	65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	-	09/30/13	09/01/13	2,571,548.93	47	US Bank	1.00	U.S. Treasuries	F.Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	09/30/13	09/01/13	-	41	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	09/30/13	09/01/13	-	48	US Bank	1.00	U.S. Treasuries	F.Am. Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	-	09/30/13	09/01/13	15.13	51	US Bank	1.00	U.S. Treasuries	F.Am. Gov	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.5125	09/30/13	09/01/13	105.25	65	US Bank	1.00	Govt. Pool	UPTIF	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.5125	09/30/13	09/01/13	355,147.13	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0400	09/30/13	09/01/13	159,352.61	1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	09/30/13	09/01/13	33,177.45	51	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Water Rev Ref 2013 COI	0.5125	09/30/13	09/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.5125	09/30/13	09/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	SID 99-3 2003 Bond Fund	0.5125	09/30/13	09/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Excise Tax 2003 Bond	0.5125	09/30/13	09/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	Special Improvement Fund
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.5125	09/30/13	09/01/13	7.41	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	UWFA Water Rev 2004A Bond	0.5125	09/30/13	09/01/13	79.06	65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.5125	09/30/13	09/01/13	533,852.74	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Bond accts - temp SID & misc.	0.5125	09/30/13	09/01/13	328,856.95	65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	Swr Rev 93B Reserve	0.0100	09/30/13	09/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr 88A & 93B Bond R&R	0.0100	09/30/13	09/01/13	279,885.59	51	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	09/30/13	09/01/13	-	51	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	09/30/13	09/01/13	225,403.61	51	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Parks 2004 G.O. Bond	0.0100	09/30/13	09/01/13	286,004.29	51	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	09/30/13	09/01/13	3.65	51	Zion's	1.00	U.S. Treasuries	Dreyfus	General
		0.0100	09/30/13	09/01/13	-	51	Zion's	1.00	U.S. Treasuries	Dreyfus	Various
					TOTAL =		57,623,134.86				

* Average Days to Maturity updated monthly.

** Interest Rate updated monthly for bond escrow accounts.

DRAFTAgenda Item Number : **2A**

Request For Council Action

Date Submitted 2013-10-31 11:00:39**Applicant** Coutney Stephens/Fleet**Quick Title** Bid Award**Subject** (3) 35' Gillig Buses for Suntran**Discussion** This request is for the cancellation of the 29' Bus approved on the City Council of 9/26/2013 and the awarding of (3) 35 foot buses with Gillig. (1) to replace the 29' foot bus we are cancelling and (2) additional buses.**Cost** \$0.00**City Manager Recommendation** Recommend approval as discussed in a work meeting.**Action Taken****Requested by** Connie Hood**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments** These buses are off a piggyback "option" Contract through the Transit Authority of Louisville, Kentucky. The total cost will be updated on Friday, 11/01/2013.

DRAFTAgenda Item Number : **2B**

Request For Council Action

Date Submitted 2013-10-30 16:34:42**Applicant** Jay Sandberg**Quick Title** Award of Contract**Subject** Consider awarding a contract to Bowen Collins and Associates for Engineering Design and Construction Management Services for Riverside Drive HMGP. Project

Discussion The December 2010 flooding on the Virgin River damaged several portions of city trail improvements near the Riverside Trailhead located at 1000 East Riverside Drive. Repairs were made to two locations in the vicinity in 2011. Under the Hazard Mitigation Grant Program (HMGP) FEMA has funded a project to extend the erosion protection measures both upstream, between, and downstream of the existing 2011 repair section. The improvements will give additional erosion protection to the trail, as well as the Dr. Volunteer Clinic and Riverside Drive in the vicinity. Bowen, Collins & Associates, Inc. (BC&A) will provide right of way and access identification to the project site, permitting and regulatory compliance for proposed improvements, engineering design, bid, and construction period services for the project. The agreement amount is \$59,723 of which the City share will be \$14,931.

Cost \$14,931

City Manager Recommendation Additional grant money from FEMA to help with mitigation along the Virgin River. Recommend approval.

Action Taken**Requested by** Larry H. Bulloch

File Attachments Scope of Work Cost Estimate Exhibit Riverside HMGP

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

Attachments Scope of Work Cost Estimate Exhibit Riverside HMGP

EXHIBIT A
City of St. George
Riverside Drive HMGP Project

SCOPE OF SERVICES
September 10, 2013

Project Understanding

It is our understanding that in December 2010 flooding on the Virgin River damaged several portions of trail improvements installed by the City of St. George (City). The Riverside Trailhead located at 1000 East Riverside Drive was significantly damaged and subsequent erosion protection efforts provided protection to the river bank immediately adjacent to the trailhead structure and parking lot as well as immediately upstream of the trailhead at one other location. The riverbank reinforcement at those two locations provided localized protection for the trailhead structure. The objective of this project is to extend the erosion protection measures both upstream and downstream of the existing improvements as well as to install protection measures in the gap between the two locations.

City staff has requested that Bowen, Collins & Associates, Inc. (BC&A) provide right of way and access identification to the project site, permitting and regulatory compliance for proposed improvements, engineering design, bid, and construction period services for the installation of erosion protection along the Virgin River at the location and to the extents described above. The Scope of Services presented below describes the individual tasks that will be performed to accomplish these objectives.

Task 1: Collect and Review Existing Information. BC&A will gather data from the City and others that can be used to complete the project. The information includes, but is not limited to the following:

- Existing aerial and topographic mapping
- Existing trail alignments, property ownership maps, and construction records for the previous sections of channel reinforcement
- Areas of historic flooding
- Soils and geologic maps of the study area
- Potential rock material sources in the area that could potentially be used for riprap or gabion baskets
- Photographs taken during and after recent flood events
- Other pertinent information
- Previous hydrologic, hydraulic, and flood related studies or design projects in the area

Task 2: Site Survey. BC&A will perform a topographic survey of the river channel, proposed and existing improvements, trail centerline, existing trailhead structure and other pertinent features.

Task 3: Easement Descriptions. Easement descriptions will be developed for the site access and construction staging locations. Where possible, easements for previous improvements will be renewed with current landowners. BC&A will deliver written easements with legal descriptions in the City's standard format for the City to execute with the effected property owners.

Task 4: Permitting and Regulatory Compliance: BC&A will prepare permitting documents required for necessary U.S. Army Corp of Engineers permitting, and State stream alteration permitting for the project. Project mapping, design figures, disturbance area delineation, as well as documentation of existing wetlands, disturbance areas, and mitigation requirements for permit closeout will be included.

Task 5: Design Drawings, Technical Specifications, and Bid Documents. BC&A will prepare a bid package with design drawings and technical specifications for construction of the project. Up to 9 drawings will be prepared including:

- (1) Cover sheet / project location, vicinity map and sheet index
- (1) General notes and abbreviations sheet
- (1) Drawing key sheet
- (1) Site Plan with construction access and staging
- (1) Erosion Protection Installation Plan
- (1) Erosion Protection sections and details
- (3) Miscellaneous detail sheets.

BC&A will prepare 1 digital and 10 hard copies of the final bid documents for distribution by the City during the bid process.

Task 6: Project Progress and Coordination Meetings. BC&A will meet with City personnel at key project milestones to review progress and receive comments and revisions to design drawings. BC&A will prepare draft plan copies for and attend the following meetings:

- Project Kickoff Meeting
- Meet with City personnel to review 50 % design drawings
- Meet with City personnel to review 90 % design drawings and specifications
- Meet with Planning, Development Services and JUC to review 90% drawings and specifications
- Incorporate review comments into bid documents

Task 7: Bid Period Services. BC&A will provide bid period support services including:

- Respond to questions from potential bidders
- Prepare agenda for and conduct pre-bid meeting with City staff and potential bidders
- Prepare and issue addenda as needed
- Attend bid opening
- Prepare bid summary and award recommendation to City

Task 8: Construction Period Services. BC&A will provide the following construction period services for the duration of the construction. For budgetary purposes a 6-week construction period has been assumed:

- Attend and conduct weekly construction progress meetings
- Provide daily project observation for contractor compliance and project progress
- Respond to questions from contractor, including requests for information, change of conditions, material substitution requests, and change order requests
- Review contractor project submittals, including materials of construction and pay requests
- Attend substantial completion and final walk through and develop punch lists.
- Coordinate execution of contractual documents between contractor and City, including Agreement, Notice of Award, review of performance and payment bonds, insurance certificates, and final completion documents.

EXCLUSIONS

This scope does not include the following services:

- Geotechnical services
- Floodplain modeling
- Biological Opinions
- Archaeological Survey and Report

COMPENSATION

We have prepared an estimate of man-hours and costs to complete the work outlined in the scope of services presented above. As presented in Exhibit B, we propose to complete the work on an hourly basis for a fee not to exceed \$59,723.00.

SCHEDULE

We are available to start immediately upon receiving written notification. Exhibit A also details our anticipated schedule for the entire project assuming Notice to Proceed on October 1, 2013.

Exhibit A
Project Schedule
City of St. George
Riverside Drive HMGP Project
Last Updated: September 12, 2013

	Task	October	November	December	January	February
1	Collect and Review Existing Information					
2	Site Survey					
3	Easement Descriptions					
4	Permitting and Regulatory Compliance					
5	Design Drawings, Technical Specification and Bid Documents					
6	Project Progress and Coordination Meetings					
7	Bid Period Services					
8	Construction Period Services					

Assumed Notice of Award: October 1, 2013

Exhibit B
City of St. George
Riverside Drive HMGP Project
Engineering Man-Hour and Fee Estimate
 Last Updated 9/12/2013

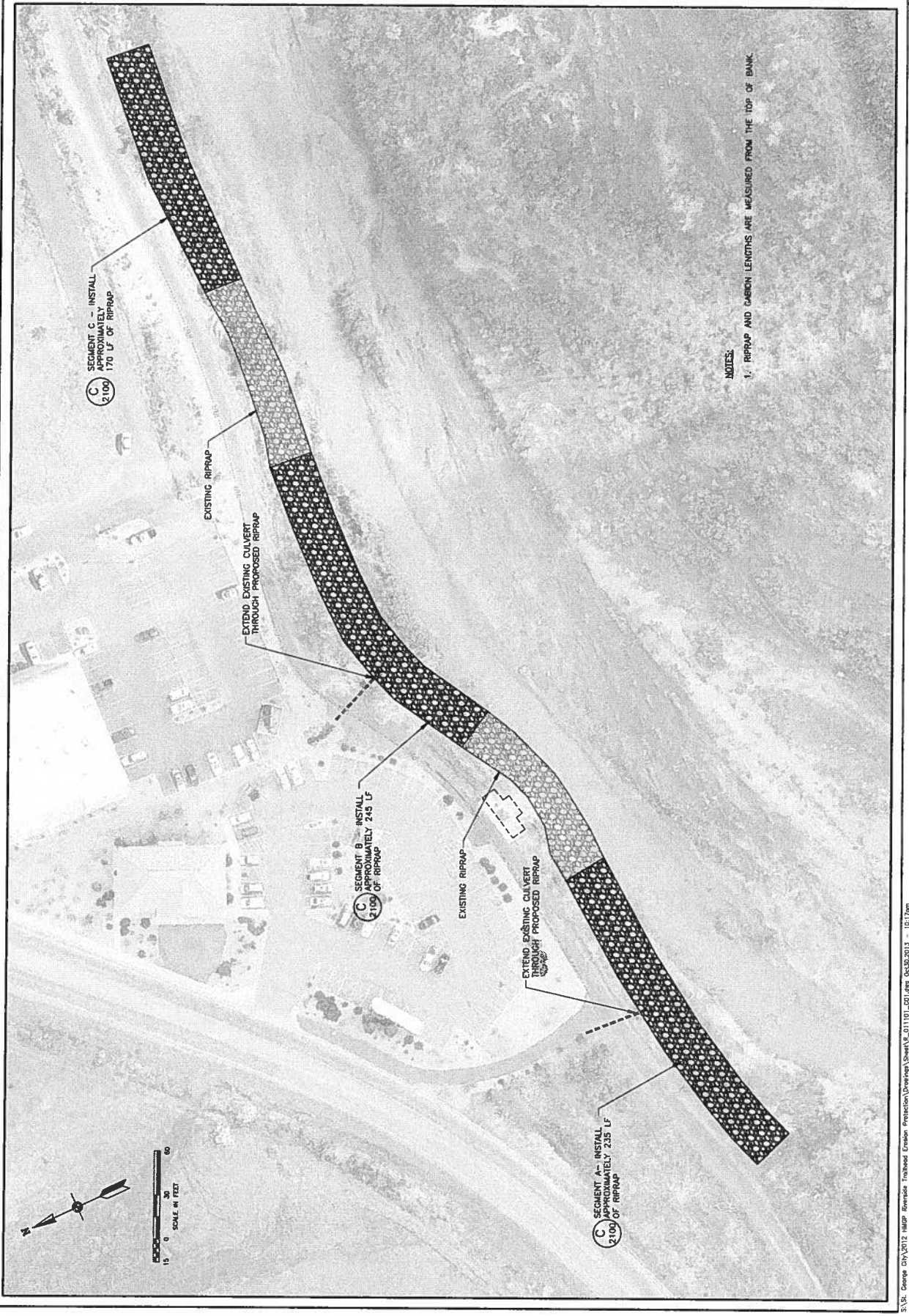
Labor Category		Editor	Tech 4	Enviro Sci.	Land Arch.	Engineer 2	Engineer 2	Principal	Principal In Charge	Subtotal Hours	Subtotal Labor	Subtotal Expenses	Total Cost
Staff													
Labor Rate		\$64	\$101	\$103	\$108	\$96	\$96	\$137	\$145				
Task No.	Task Description												
1	Collect and Review Existing Information												
2	Site Survey		2			12				12	\$ 1,152	\$ 94	\$ 1,246
3	Easement Descriptions	2	4			4				6	\$ 586	\$ 4,052	\$ 4,638
4	Permitting and Regulatory Compliance	5	10	15	5	14		1		19	\$ 1,821	\$ 143	\$ 1,964
5	Design Drawings, Technical Specification and Bid Documents	15	95		4	43		2		66	\$ 6,473	\$ 462	\$ 6,935
6	Project Progress and Coordination Meeting					4	4	8		165	\$ 16,211	\$ 1,175	\$ 17,386
7	Bid Period Services	2	4			4	8	2		10	\$ 1,042	\$ 90	\$ 1,132
8	Construction Period Services	1	4	10		180	36	2		20	\$ 1,958	\$ 145	\$ 2,103
Total Hours		25	119	25	9	202	134	17	0	531			
Total Cost											\$ 51,751	\$ 7,972	\$ 59,723

Expenses include:

Mileage reimbursement at \$0.75/mile
 10% Markup on other project related expenses

Assumptions:

For budgetary purposes a 6-week construction period has been assumed



DRAFTAgenda Item Number : **2C**

Request For Council Action

Date Submitted 2013-10-28 09:30:26**Applicant** C. Hood**Quick Title** Sole Source Bid Award**Subject** New EZ Hauler 5500 Track Unit, Self Storing Auger and Bucket Truck Assembly**Discussion** Purchase is for the Power Department. Conley Engineering is a sole source for this specialized equipment. They are located in Salt Lake City**Cost** \$151,383.00**City Manager Recommendation** Recommend approval as it is in current budget.**Action Taken****Requested by** Courtney Stephens**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments** The budget amount for this item was \$ 137,000, however the energy department has saved money on other items purchased from the 7400 account and the balance of overage on this purchase (\$14300.00) will be covered by those savings.

DRAFTAgenda Item Number : **2D**

Request For Council Action

Date Submitted 2013-10-24 16:47:22

Applicant C. Hood

Quick Title Bid award

Subject (4) 2014 Police SUV's

Discussion These SUV's include the Ecoboost engine as per the specifications. Larry H. Miller was the only supplier who bid the correct specification for these. The cost of the units were \$ 32,577.00 each.

Cost \$128,308.00

City Manager Recommendation Funds allocated in current budget, recommend approval.

Action Taken

Requested by Courtney Stephens/FI

File Attachments

**Approved by Legal
Department?**

Approved in Budget? **Amount:**

Additional Comments Approved in the 2013-2014 budget

DRAFTAgenda Item Number : **2E**

Request For Council Action

Date Submitted 2013-11-01 11:49:01**Applicant** Cameron Cutler**Quick Title** Crack Seal Change Order**Subject** Consider approval of a change order to have Ridge Rock, Inc. crack seal additional roadways.**Discussion** There are additional roads are on the pavement management plan which need crack sealing and funding is available in the pavement management budget. Therefore, staff requests that this change order in the amount of \$86,250 be approved. This would allow an additional 1.65 million square feet of roadway to be crack sealed.**Cost** \$86,250**City Manager
Recommendation****Action Taken****Requested by** Larry H. Bulloch**File Attachments** [Memo to Gary - Additional Crack Sealing Work.doc](#)**Approved by Legal
Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Memo to Gary - Additional Crack Sealing Work.doc](#)

City of St. George
Public Works Department
175 East 200 North
St. George, Utah 84770
Tel. (435) 627-4052
Fax (435) 627-4009
ccutler@sgcity.org



Memorandum

To: Gary Esplin, City Manager
Cc:
From: Cameron Cutler, Transportation Services
Date: October 23, 2013
Re: Crack Seal Project – Additional Work

The Crack Seal Project this season consists of 70 Tons of crack seal material which allows for crack sealing approximately 2.3 million square feet of roadways with the City. The original contract amount is \$122,250.00.

Due to the nature of pavements and roadways, additional crack sealing is frequently needed. The current contractor, Ridge Rock Inc., has shown good quality in their workmanship to-date. Also, since the project was publicly bid, and a good price for the work was given, **it is recommended that additional work be added to the contract** as follows:

<u>Item Description</u>	<u>Original Amount</u>	<u>Increased Amount</u>	<u>Total Revised Amount</u>
Crack Seal	\$120,750.00 (70 T)	\$86,250.00 (50 T)	\$207,000.00
Traffic Control	\$500.00	\$400.00	\$900.00
Mobilization	\$1,000.00	\$750.00	<u>\$1,750.00</u>
Total Revised Contract			\$209,650.00

The increased work would amount to an additional 50 Tons of crack seal material and allow for approximately 1.65 million square feet more of roadways to be crack sealed.

The current Pavement Management budget would cover the cost for the additional work.

Let me know if you have any questions.

DRAFTAgenda Item Number : **3A**

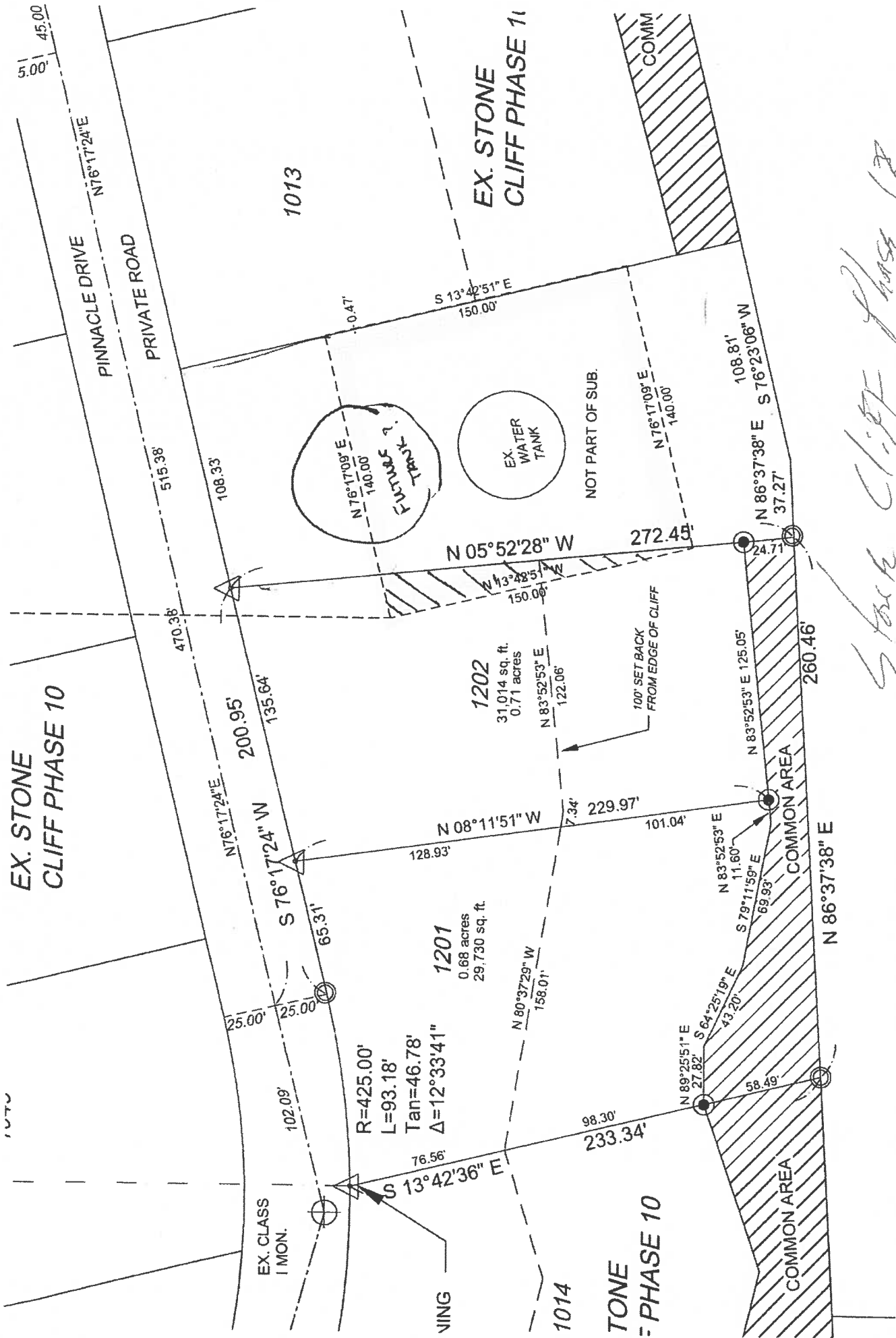
Request For Council Action

Date Submitted 2013-10-31 08:17:55**Applicant** Christina Fernandez**Quick Title** Public Hearing on Issuance of Bonds**Subject** Public hearing required in order to issue bonds for Mall Drive Bridge project.**Discussion** In order to correct a technicality and to comply with the requirements to post on the Utah Public Notice Website at least 14 days prior to the public hearing, this second public hearing is required.**Cost** \$0.00**City Manager Recommendation** Corrects a technicality and meets the notice requirements. Recommend approval.**Action Taken****Requested by** Christina Fernandez**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **3B**

Request For Council Action

Date Submitted 2013-10-28 14:21:05**Applicant** K. Traveller - Ried Pope**Quick Title** Public Hearing/Ordinance - Easement Vacation**Subject** Request to approve an Easement Vacation located at approximately 2050 East Pinnacle Drive, in the Stone Cliff Development (Existing Water Tank).**Discussion** This easement vacation request is to vacate a portion of an easement given to the City in Doc. #771597. This portion of the easement is located outside the fenced area and is not in use.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken** This easement vacation has been looked at and reviewed by City Staff.**Requested by** Todd Jacobsen**File Attachments** [Traveller.pdf](#)**Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments****Attachments** [Traveller.pdf](#)



GENERAL NOTES AND RESTRICTIONS

1. ALL SEWER AND DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF

5. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES.

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO.: _____

RELINQUISHING EASEMENT

Tax ID: SG-5-3-4-3101

WHEREAS, Petition having been received by the City Council of the City of St. George requesting that a portion of an existing public utilities and drainage easement, which is more fully described in the attached Exhibit A, which is incorporated herein by reference, which easement belongs to the City of St. George located at approximately 2050 East Pinnacle Drive, in the Stone Cliff Development, as on file in the Washington County Recorder's Office as Doc. #771597, and presently not in use be vacated because it is not contained within the fenced area; and

WHEREAS, the owner of the property traversed by the easement, as well as the City, have consented to this vacation due to no foreseeable use of this easement in the future; and

WHEREAS, it appears that it will not be detrimental to the general public interest and that there is good cause for relinquishing said easement.

NOW, THEREFORE, BE IT RESOLVED by the St. George City Council:

The easement described in 'Exhibit A' is hereby vacated.

This ordinance shall become effective immediately upon adoption and recordation in executed form in the Office of the Washington County Recorder.

PASSED AND ADOPTED by the City Council of the City of St. George, this _____ day of _____, 20____.

CITY OF ST. GEORGE:

Daniel D. McArthur, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Paula Houston, Deputy City Attorney

Exhibit A

L.R. POPE ENGINEERING INC.
1240 E 100 S #15B
ST. GEORGE, UTAH 84790
1-435-628-1676
email lrpope@infowest.com

DESCRIPTION OF PORTION OF WATER TANK EASEMENT AT STONE CLIFF TO BE ABANDONED

Beginning at point located North 90°00'00" East 2117.18 feet and South 0°00'00" East 661.19 feet from the West Quarter Corner of Section 4, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 13°42'15" East 150.00 feet; thence North 76°17'09" East 0.80 feet; thence North 5°52'28" West 151.42 feet; thence South 76°17'09" West 21.45 feet to the point of beginning.

Containing 1169 square feet

Note: The Basis of Bearing is South 1°12'54" West between the West Quarter Corner and the Southwest Corner of Section 4 as per the City of St. George Horizontal Control Network (HCN).

By L. Ried Pope, PE, PLS
10-31-2013

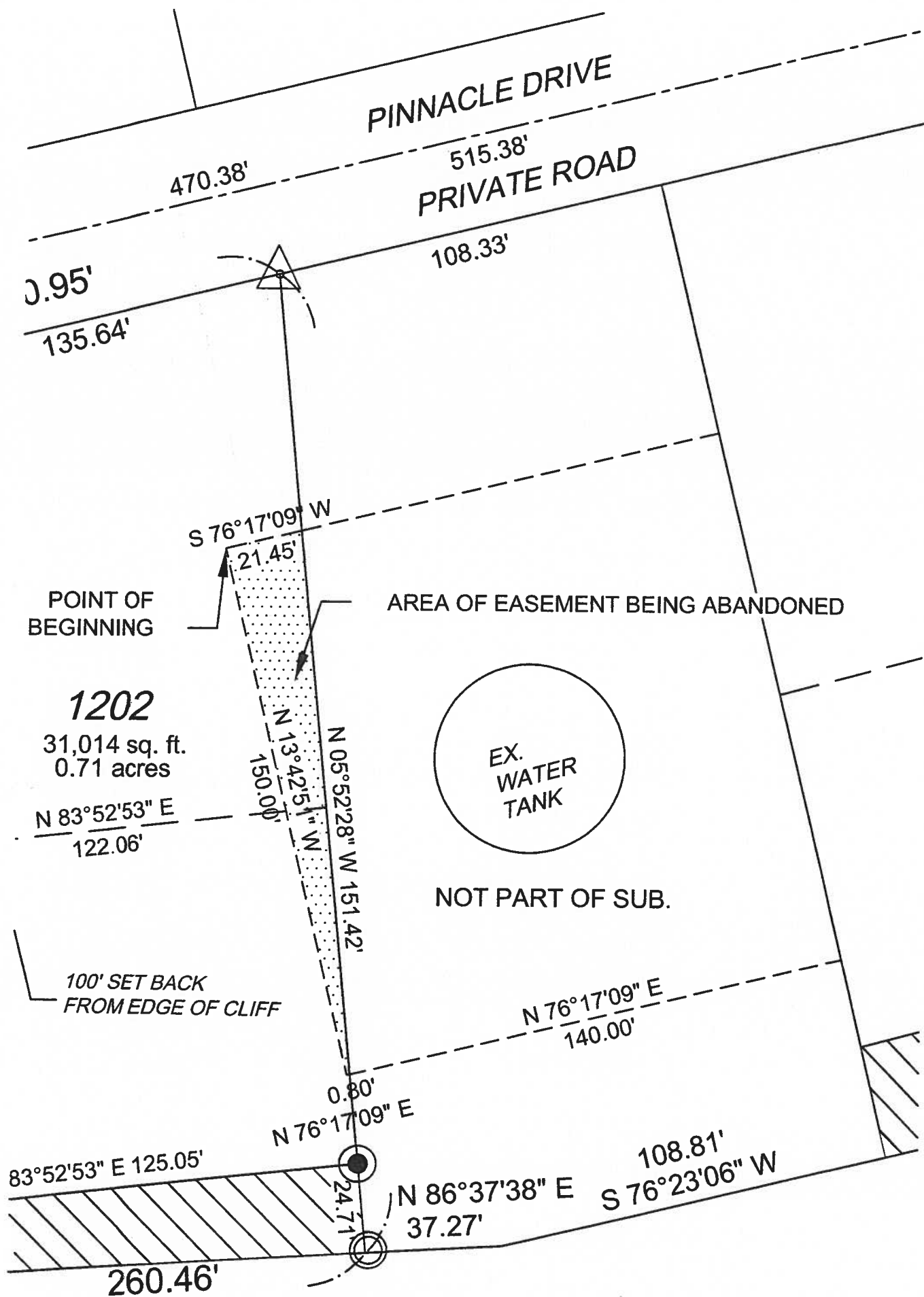


EXHIBIT 'A'

DRAFTAgenda Item Number : **3C**

Request For Council Action

Date Submitted 2013-10-24 10:38:17

Applicant Bob Hermandson

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Request for a Final Plat Amendment for Rim Rock Commercial Center Second Amended and Extended.

Discussion This request is to vacate Lot 12 and it's associated Public Utilities and Drainage Easements.

Cost \$0.00

City Manager Recommendation Planning Commission recommends approval. I believe the lot will be used for an Medical Office condo project.

Action Taken

Requested by Todd Jacobsen

File Attachments [Rim Rock.pdf](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments This vacated lot will be re-platted as Rim Rock Office Condominiums which is part of the Planning Commission Report from October 22. New easements will be dedicated in all common area as shown on said Final Plat.

Attachments [Rim Rock.pdf](#)

1	2
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*Rim Rock Commercial Center
Second Amended and Extended*

of the Subdivision located in
Section 29, Township 2, South,
Range 1, East, S. 16 of M.

BOUNDARY DESCRIPTION

[illegible]

GENERAL NOTES AND RESTRICTIONS

the 1970s, the 1980s, and the 1990s. The 1970s were characterized by a strong emphasis on the environment, the 1980s by a focus on economic growth, and the 1990s by a renewed interest in social issues. The 1970s also saw the rise of the environmental movement, which led to the passage of the Clean Air Act and the Clean Water Act. The 1980s saw the rise of the conservative movement, which led to the passage of the Tax Reform Act of 1986. The 1990s saw the rise of the Clinton administration, which led to the passage of the North American Free Trade Agreement (NAFTA) and the Clinton Health Care Reform Act.

DOCUMENT TABLE

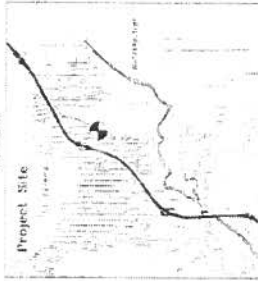
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CURVE TABLE

[illegible]

LINE TABLE.

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ORDINANCE NO. _____

**AN ORDINANCE AMENDING RIM ROCK COMMERCIAL CENTER AMENDED AND
EXTENDED SUBDIVISION LOCATED IN
ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat for RIM ROCK COMMERCIAL CENTER AMENDED AND EXTENDED Subdivision on January 10, 2008 which was recorded in the Washington County Recorder's Office as document number 20080003261; and

WHEREAS, the owner of the real property within RIM ROCK COMMERCIAL CENTER AMENDED AND EXTENDED Subdivision has petitioned the City of St. George City Council to amend RIM ROCK COMMERCIAL CENTER AMENDED AND EXTENDED Subdivision to vacate Lot 12 and the public utility and drainage easement associated with the lot; and

WHEREAS, City staff has reviewed the petition and the Planning Commission of the City of St. George has recommended that the City Council approve the amendment of RIM ROCK COMMERCIAL CENTER AMENDED AND EXTENDED Subdivision as requested; and

WHEREAS, the City Council has determined that amendment of RIM ROCK COMMERCIAL CENTER AMENDED AND EXTENDED Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that RIM ROCK COMMERCIAL CENTER AMENDED AND EXTENDED Subdivision is hereby amended by vacating Lot 12 and the public utility and drainage easement associated with the lot as shown on RIM ROCK COMMERCIAL CENTER SECOND AMENDED AND EXTENDED Final Plat as recorded in the Washington County Recorder's Office.

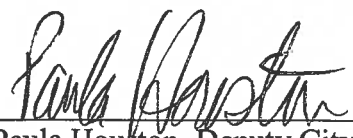
APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2013.

Daniel D. McArthur, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Paula Houston, Deputy City Attorney

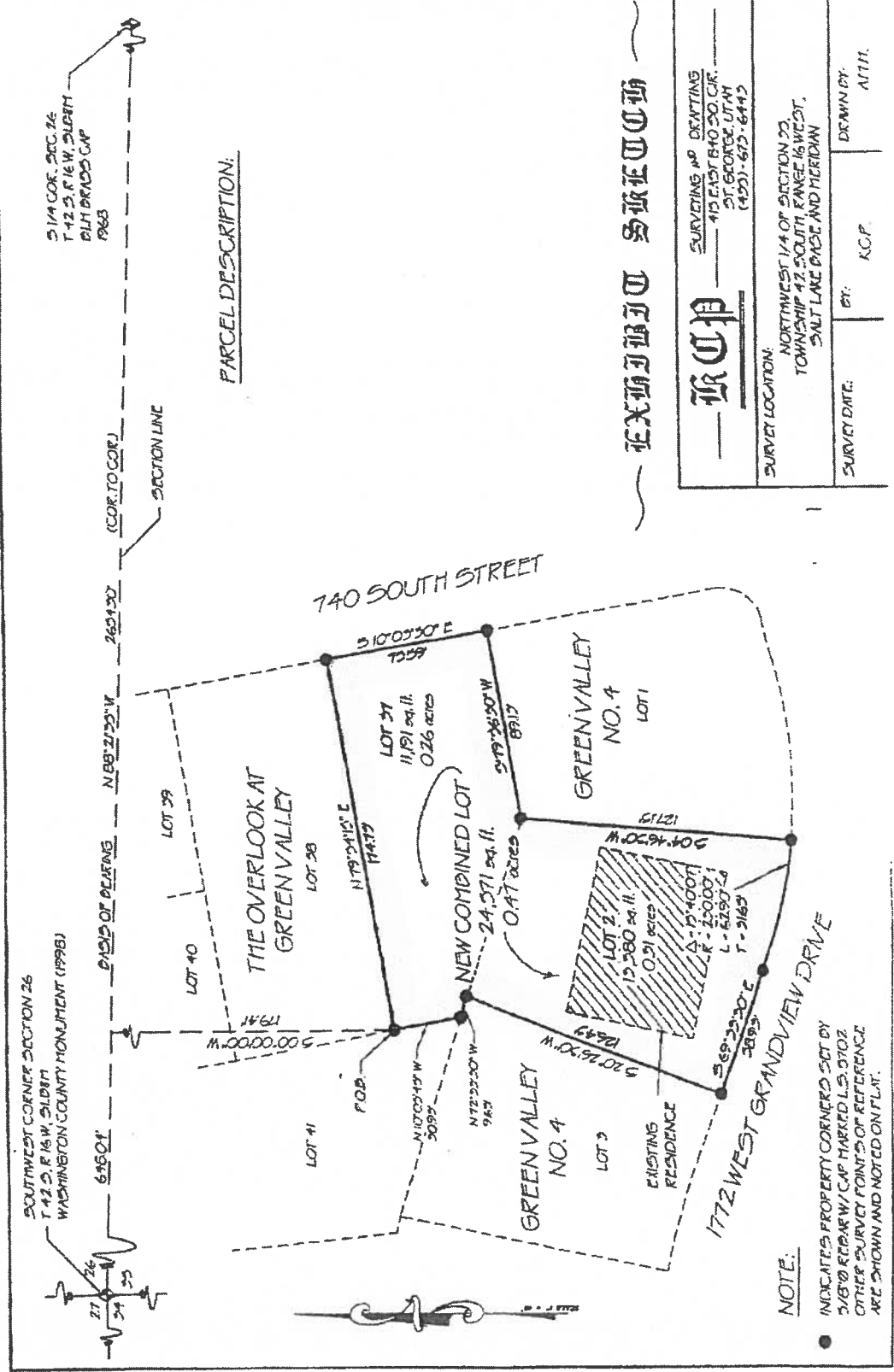
DRAFTAgenda Item Number : **3D**

Request For Council Action

Date Submitted 2013-10-24 10:34:03**Applicant** C. Carman & D. Brough - Kent Provstgaard**Quick Title** Public Hearing/Ordinance - Final Plat Amendment**Subject** Request for a Final Plat Amendment for Lot 2 of Green Valley No. 4 Subdivision and Lot 37 of The Overlook at Green Valley Subdivision**Discussion** This request is to merge Lot 2 and Lot 37 together and vacate the Public Utilities and Drainage Easement that exists between the two lots.**Cost** \$0.00**City Manager Recommendation** Planning Commission recommends approval.**Action Taken****Requested by** Todd Jacobsen**File Attachments** [Lot 2 & Lot 37.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Lot 2 & Lot 37.pdf](#)

29807

This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy



SURVEYING AND DRAFTING	
1915 1ST 840 500 COR.	
ST. GEORGE, UTAH	
(432)-673-8442	
SURVEY LOCATION:	
NORTHWEST 1/4 OF SECTION 23,	
TOWNSHIP 42 SOUTH RANGE 16 WEST,	
SALT LAKE BASIN AND HIGHLAND	
SURVEY DATE:	
BY:	K.C.P.
DRAWN BY:	A.T.H.

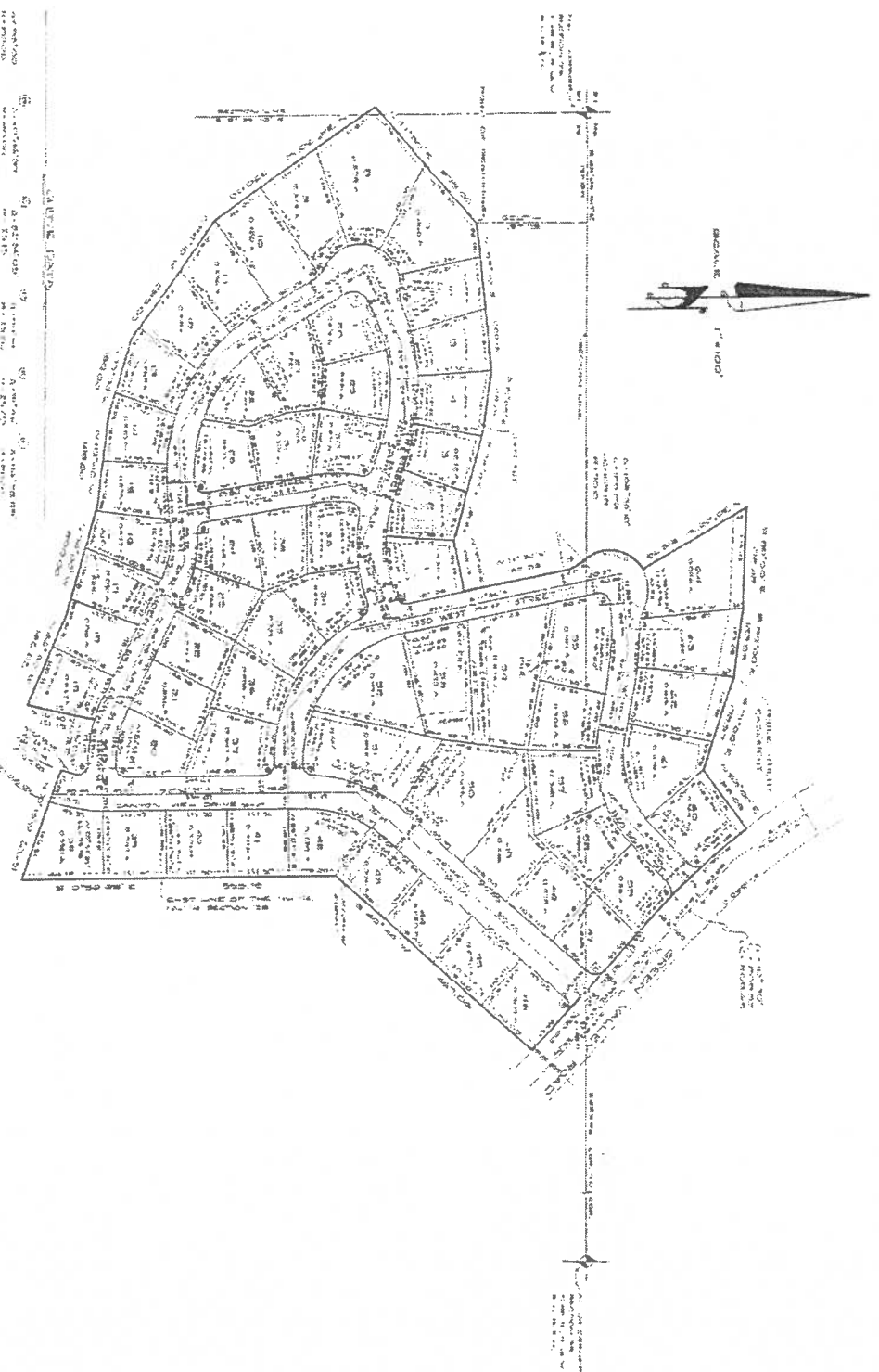
1. John L. Bush has accepted a position as a member of the faculty of the University of California at Berkeley, a position which will enable him to continue his research in the field of the history of the United States.

[illegible]

GREEN VALLEY NO. 3

1. 1944年10月10日，国民党政府外交部发言人发表声明，指出：日本帝国主义在侵华战争期间，曾犯下滔天罪行，其目的在灭亡中国，奴役中国人民。日本帝国主义在侵华战争期间，曾犯下滔天罪行，其目的在灭亡中国，奴役中国人民。日本帝国主义在侵华战争期间，曾犯下滔天罪行，其目的在灭亡中国，奴役中国人民。

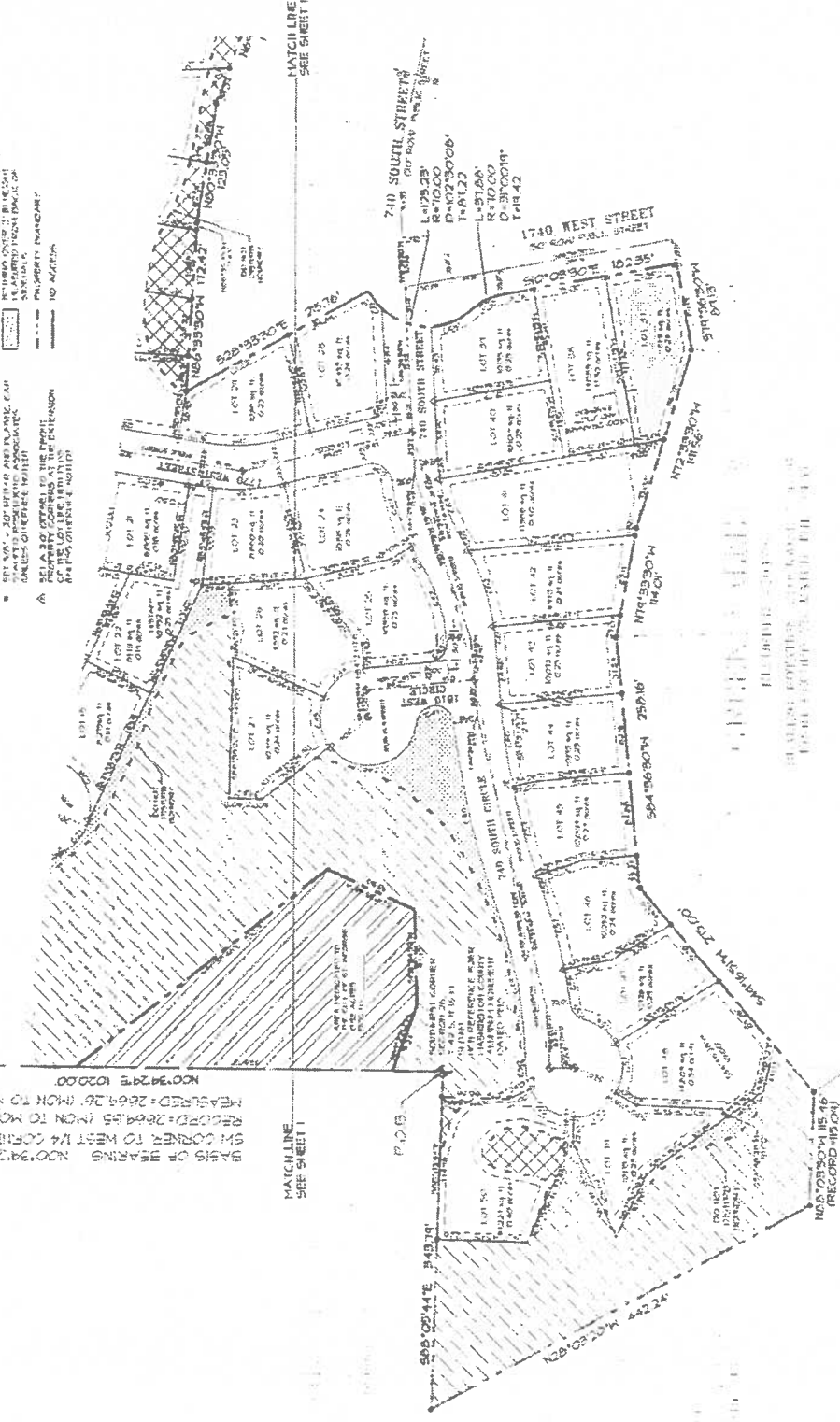
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THE OVERLOOK AT
 GREEN VALLEY
 LOCATED IN THE SHADY CREEK, NE OF SEC. 34, T. 10 N. R. 10 E. S. 10 E.
 SALT LAKE COUNTY, UTAH
 ST. GEORGE, WASHINGTON COUNTY, UTAH

THE OVERLOOK AT
 GREEN VALLEY
 ENG. ASSOCIATES
 1000 S. 1000 E.
 ST. GEORGE, UTAH 84770
 435-435-4354

ORDINANCE NO. _____

**AN ORDINANCE AMENDING GREEN VALLEY NO. 4 SUBDIVISION AND THE
OVERLOOK AT GREEN VALLEY SUBDIVISION LOCATED IN
ST. GEORGE, WASHINGTON COUNTY, UTAH**

WHEREAS, the City of St. George City Council approved the final plat for GREEN VALLEY NO. 4 Subdivision and THE OVERLOOK AT GREEN VALLEY Subdivision on January 10, 2008 which was recorded in the Washington County Recorder's Office as document number 20080003261; and

WHEREAS, the owner of the real property within GREEN VALLEY NO. 4 Subdivision and THE OVERLOOK AT GREEN VALLEY Subdivision has petitioned the City of St. George City Council to amend GREEN VALLEY NO. 4 Subdivision and THE OVERLOOK AT GREEN VALLEY Subdivision to merge Lot 2 of Green Valley No. 4 with Lot 37 of The Overlook at Green Valley and to vacate the public utility and drainage easement between said lots; and

WHEREAS, City staff has reviewed the petition and the Planning Commission of the City of St. George has recommended that the City Council approve the amendment of GREEN VALLEY NO. 4 Subdivision and THE OVERLOOK AT GREEN VALLEY Subdivision as requested; and

WHEREAS, the City Council has determined that amendment of GREEN VALLEY NO. 4 Subdivision and THE OVERLOOK AT GREEN VALLEY Subdivision is in the best interest of the health, safety, and welfare of the citizens of the City of St. George and is justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the City of St. George City Council that GREEN VALLEY NO. 4 Subdivision and THE OVERLOOK AT GREEN VALLEY Subdivision is hereby amended by merging Lot 2 of Green Valley No. 4 with Lot 37 of The Overlook at Green Valley and to vacate the public utility and drainage easement between said lots as shown in Exhibit A.

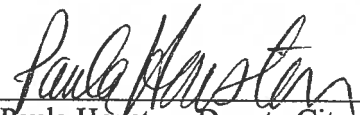
APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2013.

Daniel D. McArthur, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Paula Houston, Deputy City Attorney

EXHIBIT A

August 15, 2013

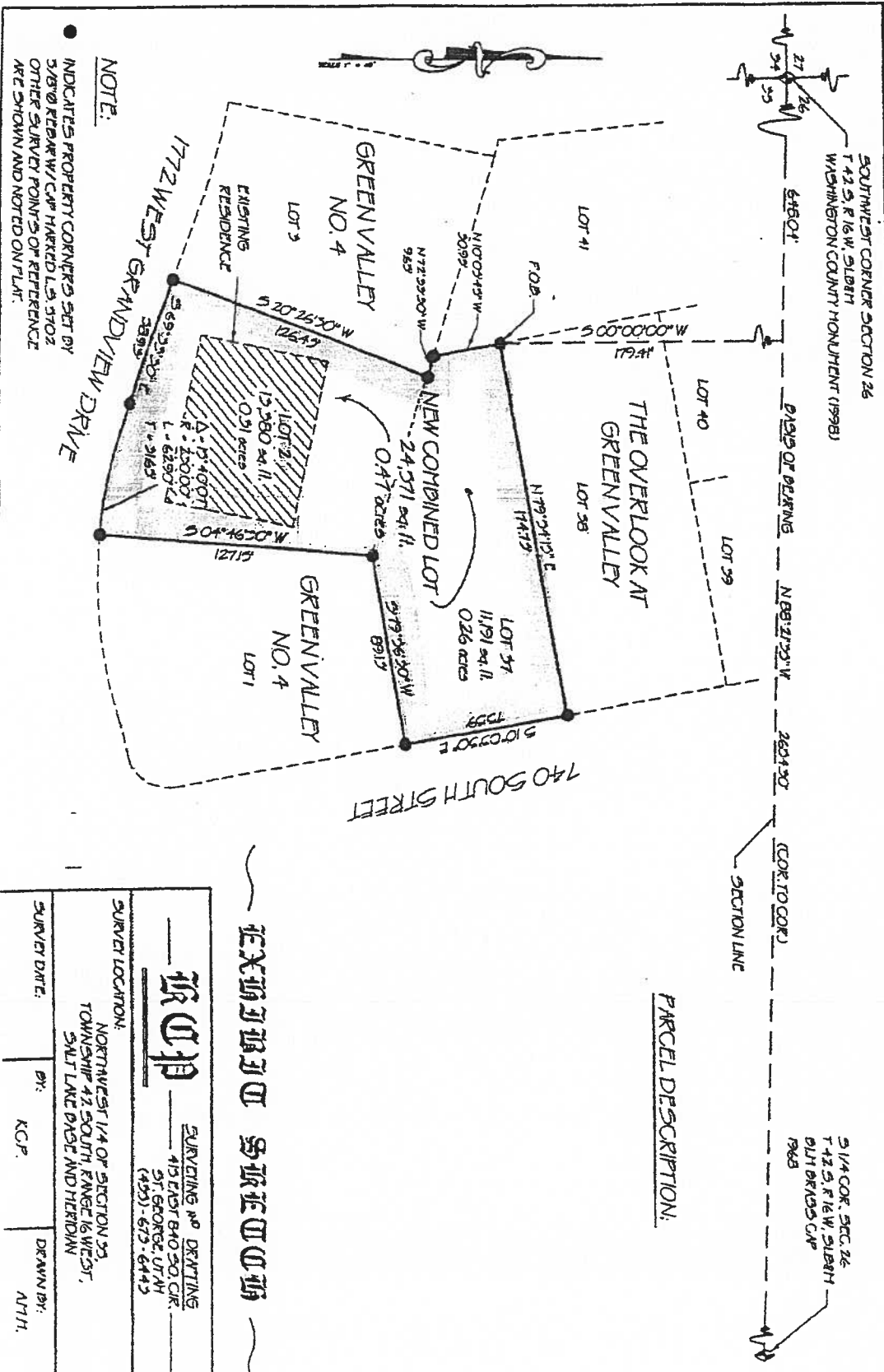
A description of an existing easement 15.0 foot in width to be vacated. Said easement being located along the common line of Lot 2 of the Green Valley No 4 Subdivision and Lot 37 of the Overlook at Green Valley Subdivision as platted and recorded in the office of the Recorder Washington County, Utah. Located in and being a part of the Northwest $\frac{1}{4}$ of Section 35, Township 42 South Range 16 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a Point S $75^{\circ}26'30''$ E along the existing lot line 7.50 feet from the Northwesterly corner of Lot 2 of the said Green Valley No; 4 subdivision (Note: bearing rotation – clockwise $1^{\circ}26'30''$ from record plat to match record plat of the Overlook at Green Valley Subdivision) and running thence N $20^{\circ}26'30''$ E 7.50 feet; thence S $75^{\circ}26'30''$ E along a line common to said lot line 67.72 feet to a point on an existing easement; thence along said easement S $4^{\circ}46'30''$ W 15.14 feet; thence N $75^{\circ}26'30''$ W 71.83 feet to a point on an existing easement; thence along said easement 7.50 feet to the said existing lot line and the Point of Beginning.

Containing 1041.03 square feet.

EXHIBIT A

This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.



2/10/07

DRAFTAgenda Item Number : **3E**

Request For Council Action

Date Submitted 2013-10-24 10:27:33**Applicant** Jason Wittwer, Roger Bundy**Quick Title** Public Hearing/Ordinance - Easement Vacation**Subject** Request to approve an Easement Vacation located at 3394 East 2000 South St.**Discussion** This easement vacation request comes from a previous Lot Line Adjustment. In order to keep the easement on the new location of the lot line this easement needs to be vacated.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Todd Jacobsen**File Attachments** [Wittwer.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments** This easement currently is not being used by any utility and there is not foreseeable use for this easement.**Attachments** [Wittwer.pdf](#)

PRR SURVEYING, INC.

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO.: _____

RELINQUISHING EASEMENT

Tax ID: SG-5-3-3-28 & SG-5-3-3-2191

WHEREAS, Petition having been received by the City Council of the City of St. George requesting that an existing public utilities and drainage easement, which is more fully described in the attached Exhibit A, which is incorporated herein by reference, which easement belongs to the City of St. George located at 3394 East 2000 South St. as on file in the Washington County Recorder's Office as Doc. #20120016410, and presently not in use be vacated due to a lot line adjustment; and

WHEREAS, the owner of the property traversed by the easement, as well as the City, have consented to this vacation due to no foreseeable use of this easement in the future; and

WHEREAS, it appears that it will not be detrimental to the general public interest and that there is good cause for relinquishing said easement.

NOW, THEREFORE, BE IT RESOLVED by the St. George City Council:

The easement described in 'Exhibit A' is hereby vacated.

This ordinance shall become effective immediately upon adoption and recordation in executed form in the Office of the Washington County Recorder.

PASSED AND ADOPTED by the City Council of the City of St. George, this _____ day of _____, 20____.


CITY OF ST. GEORGE:

Daniel D. McArthur, Mayor

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM:



Paula Houston, Deputy City Attorney

EXHIBIT A
LEGAL DESCRIPTIONS FOR PROPOSED VACATION OF PORTIONS
OF PUBLIC UTILITIES AND DRAINAGE EASEMENTS
DESCRIBED IN DOC. NO. 20100020617
OCTOBER 8, 2013

PORTION OF PUBLIC DRAINAGE AND UTILITIES EASEMENT OF DOC. NO.
20100020617 PARCEL 1:

BEGINNING AT A POINT S00°47'59"W, 357.52 FEET ALONG THE SECTION LINE, N88°58'21"W, 288.07 FEET AND N01°01'39"E, 7.50 FEET FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 7.50 FEET FROM THE SOUTH LINE OF LOT 6, BLOCK 2, OF R.C. LUND'S ENTRY SURVEY, RUNNING THENCE N01°01'39"E, 307.04 FEET; THENCE S88°58'05"E, 7.50 FEET; THENCE S01°01'39"W, 307.04 FEET TO A POINT NORTH 7.50 FEET FROM THE SOUTH LINE OF SAID LOT 6; THENCE N88°58'21"W, 7.50 FEET TO THE POINT OF BEGINNING.

PORTION OF PUBLIC DRAINAGE AND UTILITIES EASEMENT OF DOC. NO.
20100020617 PARCEL 2:

BEGINNING AT A POINT S00°47'59"W, 357.52 FEET ALONG THE SECTION LINE, N88°58'21"W, 280.57 FEET AND N01°01'39"E, 7.50 FEET FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 7.50 FEET FROM THE SOUTH LINE OF LOT 6, BLOCK 2, OF R.C. LUND'S ENTRY SURVEY, RUNNING THENCE N01°01'39"E, 307.04 FEET; THENCE S88°58'05"E, 7.50 FEET; THENCE S01°01'39"W, 307.04 FEET TO A POINT NORTH 7.50 FEET FROM THE SOUTH LINE OF SAID LOT 6; THENCE N88°58'21"W, 7.50 FEET TO THE POINT OF BEGINNING.

PREPARED BY:
R&B SURVEYING, INC.

ROGER M. BUNDY
P.L.S. NO. 7654

[illegible]

PROPOSED EASEMENT VACATION DESCRIPTIONS

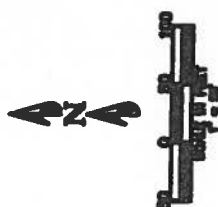
1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved. It is important to understand the context and the stakes of the problem.

2. Once the problem is identified, the next step is to analyze it. This involves breaking the problem down into its components and understanding how they are related. It is important to identify the root cause of the problem, rather than just the symptoms.

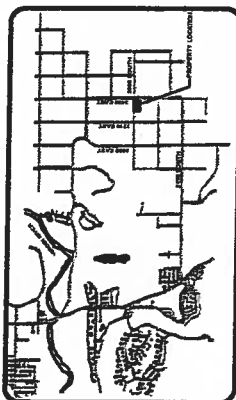
3. After analyzing the problem, the next step is to develop a plan. This involves identifying the goals of the solution and the steps that need to be taken to achieve them. It is important to consider the resources available and the potential obstacles to the solution.

4. The final step in the process is to implement the plan. This involves putting the plan into action and monitoring the progress. It is important to be flexible and adjust the plan as needed, based on the results of the implementation.

5. Once the problem has been solved, it is important to evaluate the solution. This involves assessing the effectiveness of the solution and the impact it has had on the organization. It is important to learn from the experience and use the lessons learned to improve future problem-solving efforts.

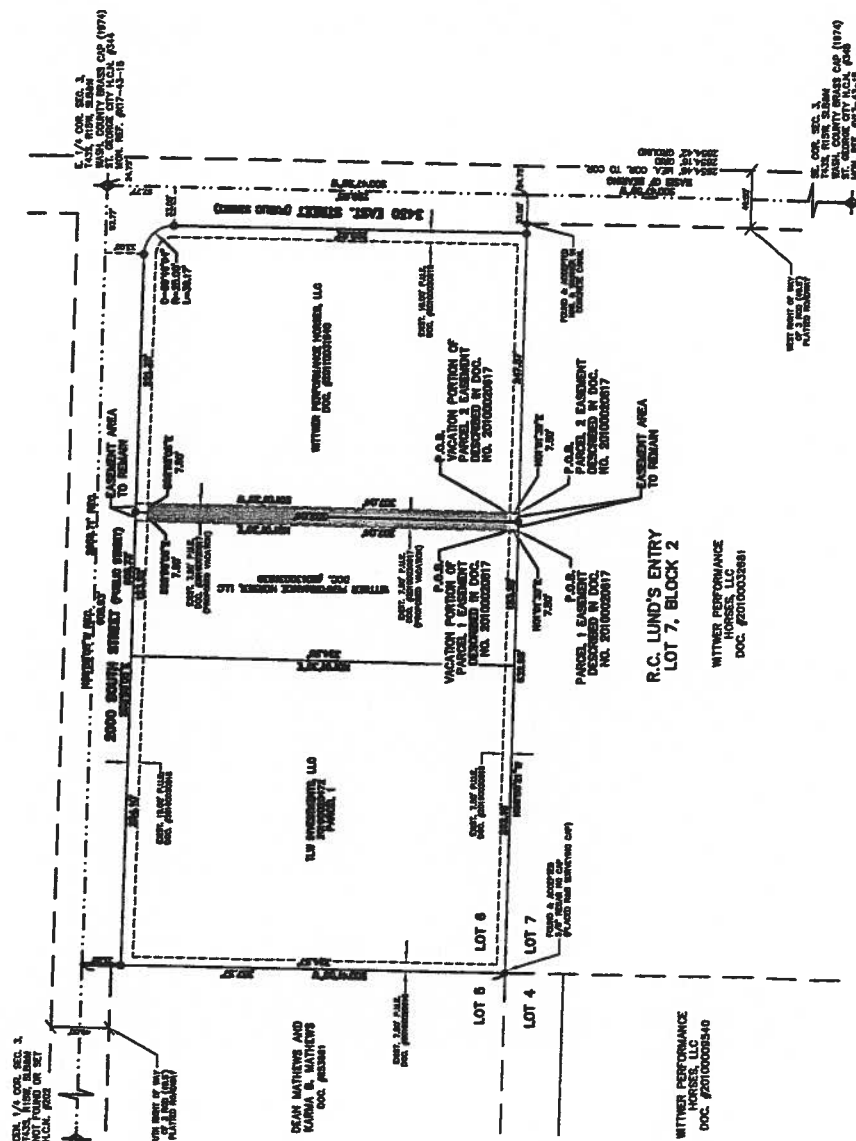


- **GENERAL INFORMATION (40 POINTS)**
- **LET NAME AND CAP LETTERS AND NUMBERING SYSTEM (20 POINTS)**
- **FOUND MATERIAL (20 POINTS)**



VICINITY MAP

NOT TO SCALE



EASEMENT VACATION EXHIBIT
FOR PROPOSED VACATION OF
PUBLIC UTILITIES AND
DRAINAGE EASEMENT
DDC. NO. 20100020617

R&B SURVEYING, INC.

1997-1998: 1997-1998

DRAFTAgenda Item Number : **3F**

Request For Council Action

Date Submitted 2013-10-21 09:33:05

Applicant Development Solutions, Inc. Stacy Young, rep

Quick Title Public Hearing & Ord for rezone request

Subject Consider a request for a zone change from Residential Estates RE-20 (20,000 sq ft minimum lot size) to RE-12.5 (12,500 sq ft minimum lot size) on 1.77 acres located at approximately 2550 East Mountain Ledge Drive.

Discussion The subject property is located just west of Little Valley Road, and northeast of the Little Valley softball complex. The 1.77 acres will be part of Meadow Valley Estates phase 4 subdivision. The property is part of the old Gentry Dairy located on Little Valley Road. The proposed rezone is consistent with the City General Plan and will land use in the area. The PC recommends approval of the zone change.

Cost \$0.00

City Manager Recommendation Old Gentry dairy property and consistent with the General Plan and the surrounding land uses. PC recommends approval.

Action Taken

Requested by Bob N

File Attachments

**Approved by Legal
Department?**

Approved in Budget? **Amount:**

Additional Comments

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE
FROM RE-20 TO RE-12.5 ON 1.771 ACRES**

WHEREAS, the property owner has requested a zone change on 1.771 acres from RE-20 (Residential Estates) to RE-12.5 (Residential Estates); and

WHEREAS, the City Council held a public hearing on this request on November 7, 2013; and

WHEREAS, the Planning Commission recommends approval of the requested zone change; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from RE-20 to RE12.5 on 1.771 acres generally located near 2500 East Mountain Ledge Drive, and more specifically described on the attached property legal description, Exhibit "A".

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 7th day of November, 2013.

Daniel D. McArthur, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

MEADOW VALLEY ESTATES - PHASE 4 ZONE CHANGE LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE LITTLE VALLEY ROAD DEDICATION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING SOUTH 00°55'25" WEST ALONG THE SECTION LINE, A DISTANCE OF 249.93 FEET AND EAST 0.80 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°43'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD, A DISTANCE OF 190.54 FEET; THENCE NORTH 88°55'36" WEST 458.26 FEET TO A POINT ON THE EXTENSION OF THE EASTERLY LINE OF THE MEADOW VALLEY ESTATES PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID MEADOW VALLEY ESTATES PHASE 2 AND LINE EXTENDED, THE FOLLOWING (2) TWO COURSES: (1) NORTH 02°03'35" WEST 143.39 FEET; AND (2) NORTH 85°15'25" EAST 467.32 FEET TO THE POINT OF BEGINNING

CONTAINS: 1.771 ACRES

TAX ID NO: SG-5-3-9-2100

Zone Change

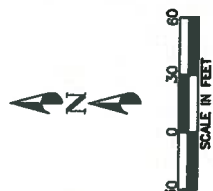
PLANNING COMMISSION AGENDA REPORT: 10/08/2013
CITY COUNCIL SET DATE: 10/17/2013
CITY COUNCIL AGENDA REPORT: 11/07/2013

ZONE CHANGE

Meadow Valley Estates – Phase 4

Case No. 2013-ZC-010

Request:	To rezone a 1.77 acre parcel from RE-20 (Residential Estates – 20,000 s.f. minimum lot size) to RE-12.5 (Residential Estates – 12,500 s.f. minimum lot size). The property is generally located at 2550 East Mountain Ledge Drive.
Applicant:	Development Solutions Inc. 113 East 200 North #2 St. George, Utah 84770
Representative:	Mr. Stacy Young
Area:	1.77 acres
Current Zone(s):	RE-20 (Residential Estates)
General Plan:	LDR - Low Density Residential (Up to 4 du/acre)
Density:	2.8 du/acre
Adjacent zones:	North: R-12.5 (Residential Estates) East: A-1 (Agricultural) South: RE-20 (Residential Estates) West: RE-12.5 (Residential Estates)
Project:	This project will be Phase 4 of the Meadow Valley Estates Project.
Comments:	<p>The applicant has acquired this parcel and is seeking to change it to RE-12.5 to complete the last phase of Meadow Valley Estates. This proposed change will conform to the current Meadow Valley Estates subdivision which is zoned RE-12.5.</p> <p>Planning Commission recommends Approval (4-1).</p>



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

[illegible]

CONTAINS: 1.771 ACRES
TAX ID ND: SG-S-3-9-2100



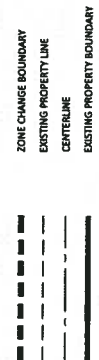
SITE DATA:

SITE AREA: 1.771 ACRES
 CURRENT ZONING: RE-20
 PROPOSED ZONING: RE-12.5

NOTES:

- NOTES:
1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
 2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

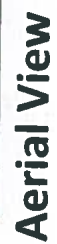
LEGEND



Zone Change for
MEADOW VALLEY ESTATES - PHASE 4
Located in the Southeast Quarter of Section 9, Township 43
South, Range 15 West, SLB&M



Vicinity of Proposed Re-Zone Area



Aerial View

Exhibit "A"

MEADOW VALLEY ESTATES - PHASE 4 ZONE CHANGE LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE LITTLE VALLEY ROAD DEDICATION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING SOUTH 00°55'25" WEST ALONG THE SECTION LINE, A DISTANCE OF 249.93 FEET AND EAST 0.80 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°43'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD, A DISTANCE OF 190.54 FEET; THENCE NORTH 88°55'36" WEST 458.26 FEET TO A POINT ON THE EXTENSION OF THE EASTERLY LINE OF THE MEADOW VALLEY ESTATES PHASE 2 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID MEADOW VALLEY ESTATES PHASE 2 AND LINE EXTENDED, THE FOLLOWING (2) TWO COURSES: (1) NORTH 02°03'35" WEST 143.39 FEET; AND (2) NORTH 85°15'25" EAST 467.32 FEET TO THE POINT OF BEGINNING

CONTAINS: 1.771 ACRES

TAX ID NO: SG-5-3-9-2100

DRAFTAgenda Item Number : **6A**

Request For Council Action

Date Submitted 2013-10-23 11:01:32**Applicant** Reid Smeltzer**Quick Title** Approval for Full Service Restaurant Liquor License

Subject For the location of 185 N. Bluff under Jazzys Rock N Roll Grill. Applicant requests local consent to change classification of liquor license, from a limited service restaurant liquor license to a full service restaurant liquor license. Applicant has had existing license since 2009.

Discussion**Cost** \$0.00

City Manager Recommendation Existing license holder wants to change from limited service to full service.

Action Taken**Requested by** Shiloh Kirkland**File Attachments**

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

FULL-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

CITY of St. George, ☒ City ☐ Town ☐ County
Local business license authority

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): Jazzy Rocky Roll Grill

Applicant Entity/Business Owner: Neil Smith

Location Address: 285 North Bluff Street St. George UT

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent 1/2012

October 23, 2013

Mayor & Council:

Reid Smeltzer with Jazzys Rock N Roll Grill is requesting to change the classification on his alcohol license from a Limited Service Restaurant License to a Full Service Restaurant license. This is for the location of 295 North Bluff. Mr. Smeltzer has had this existing license since 2009. The requirements for the license were met in 2009 and those requirements have not changed. Mr. Smeltzer has also provided us with a copy of a new background check, and requests local consent to allow him to go to a full Service Restaurant.

Shiloh Kirkland
Business License Officer

DRAFTAgenda Item Number : **6B**

Request For Council Action

Date Submitted 2013-10-23 09:07:47**Applicant** Dean Barnett**Quick Title** Approval for Full Service Restaurant Liquor License**Subject** Applicant is requesting approval for a full service restaurant liquor license for the Bout Time Pub & Grub Restaurant, located at 929 W Sunset Blvd. Applicant has met all requirements.**Discussion****Cost** \$0.00**City Manager Recommendation** New restaurant desiring a liquor license. Applicant meets all City requirements.**Action Taken****Requested by** Shiloh Kirkland**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

FULL-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

St. George, ☒ City [] Town [] County
Local business license authority

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): Bout Time Pub & Grub

Applicant Entity/Business Owner: Dean Burnett

Location Address: 929 W Sunset Blvd

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

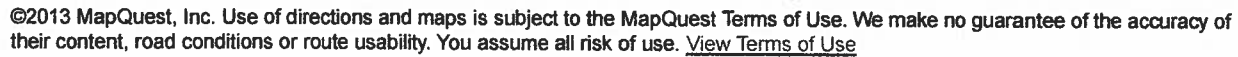
Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent 1/2012

BOOK TRAVEL with mapquest (877) 577-5766





AdChoices

Trip to:

700 E Tabernacle St

St George, UT 84770-3016

2.75 miles / 6 minutes

Notes

A 929 W Sunset Blvd, Saint George, UT 84770-4865

1. Start out going east on W Sunset Blvd / UT-8 toward N Valley View Dr. [Map](#) 0.1 Mi
0.1 Mi Total

2. Turn right onto UT-18 / N Bluff St. [Map](#) 1.1 Mi
1.2 Mi Total

3. Turn left onto W St George Blvd / I-15-BL E / UT-34 E. [Map](#) 1.4 Mi
W St George Blvd is 0.1 miles past W 200 N
Honolulu Grill is on the corner
If you are on N Bluff St and reach W Tabernacle St you've gone about 0.1 miles too far
2.6 Mi Total

4. Turn right onto N 700 E. [Map](#) 0.1 Mi
N 700 E is 0.1 miles past N 600 E
MAVERIK COUNTRY STORE #242 is on the corner
If you reach N 800 E you've gone about 0.1 miles too far
2.7 Mi Total

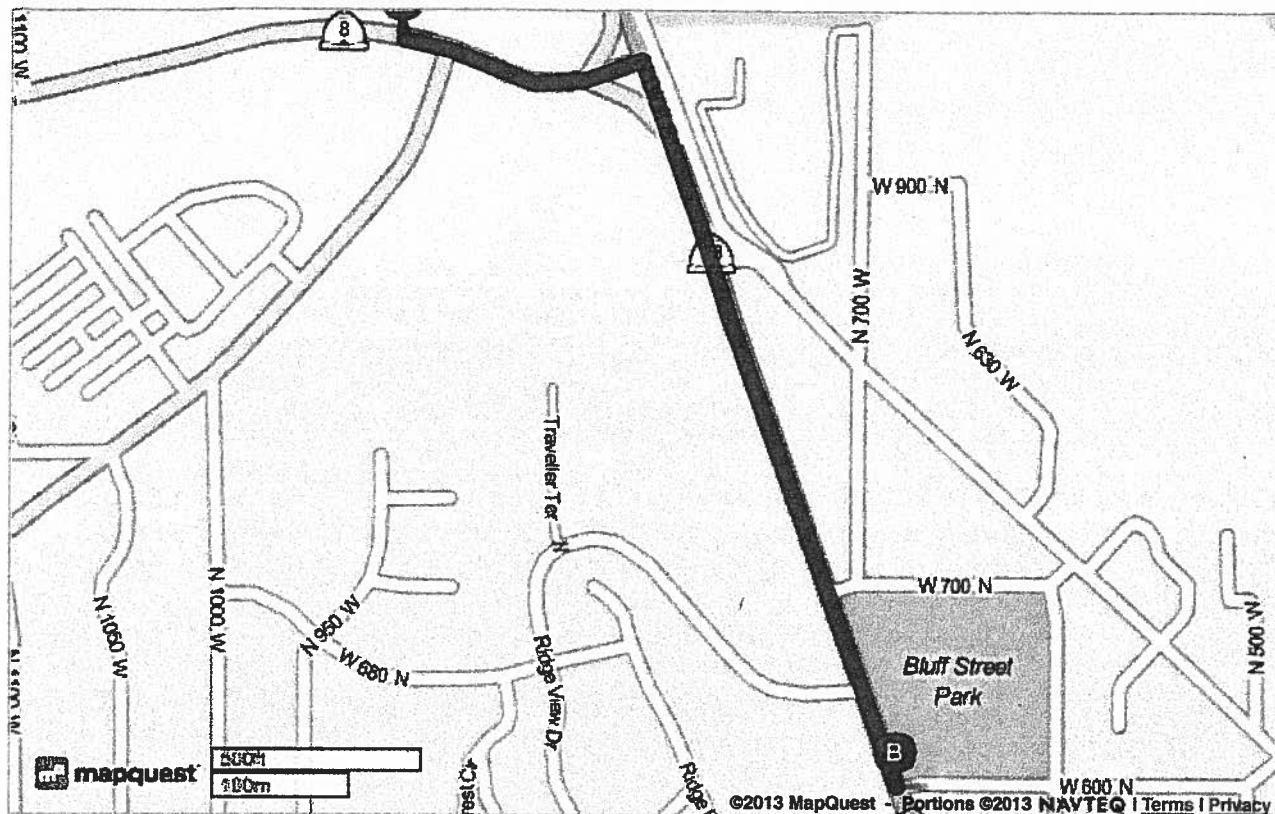
5. Take the 1st left onto E Tabernacle St / E Tabernacle. [Map](#) 0.01 Mi
Cameo Florist is on the corner
If you are on S 700 E and reach E 100 S you've gone about 0.1 miles too far
2.7 Mi Total

6. 700 E TABERNACLE ST is on the right. [Map](#)
If you reach N 800 E you've gone about 0.1 miles too far

B 700 E Tabernacle St, St George, UT 84770-3016

Total Travel Estimate: 0.60 miles - about 1 minute

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mapquest

Trip to:

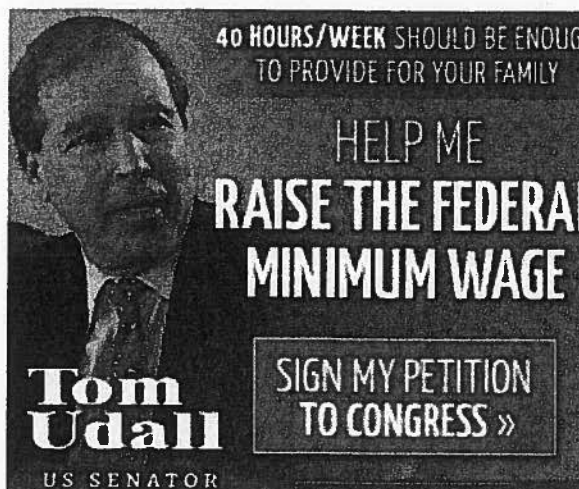
600 N Bluff St

St George, UT 84770

0.60 miles / 1 minute

Notes

*Park
& Playground*



929 W Sunset Blvd, Saint George, UT 84770-4865



1. Start out going east on W Sunset Blvd / UT-8 toward N Valley View Dr. [Map](#)

0.1 Mi

0.1 Mi Total



2. Turn right onto UT-18 / N Bluff St. [Map](#)

0.5 Mi

0.6 Mi Total



3. **600 N BLUFF ST** is on the left. [Map](#)

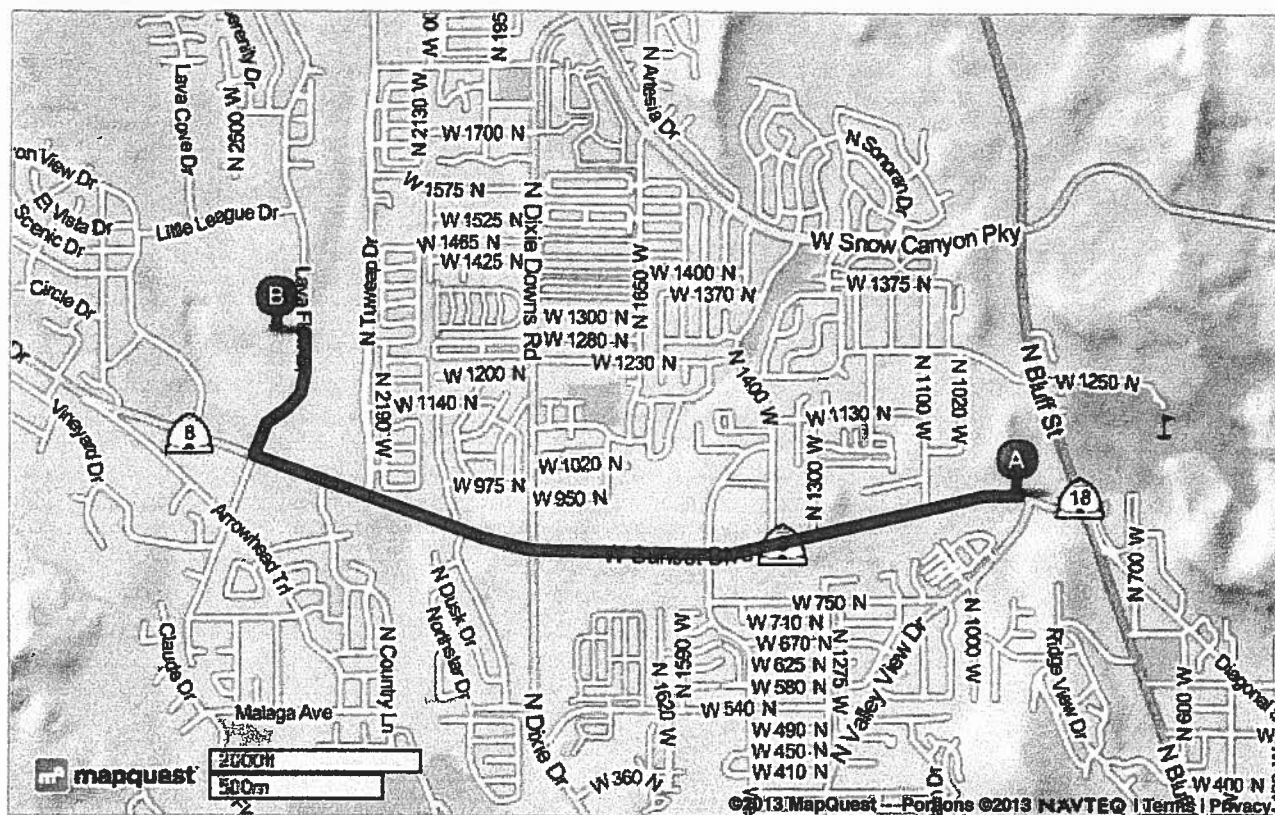
*Your destination is just past Ridge View Dr
If you reach W 600 N you've gone a little too far*

3168 feet



600 N Bluff St, St George, UT 84770

BOOK TRAVEL with mapquest® (877) 577-5766



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**mapquest**

AdChoices

Trip to:

[1100-1499] Lava Flow Dr

Saint George, UT 84770

2.21 miles / 4 minutes

Notes

Library

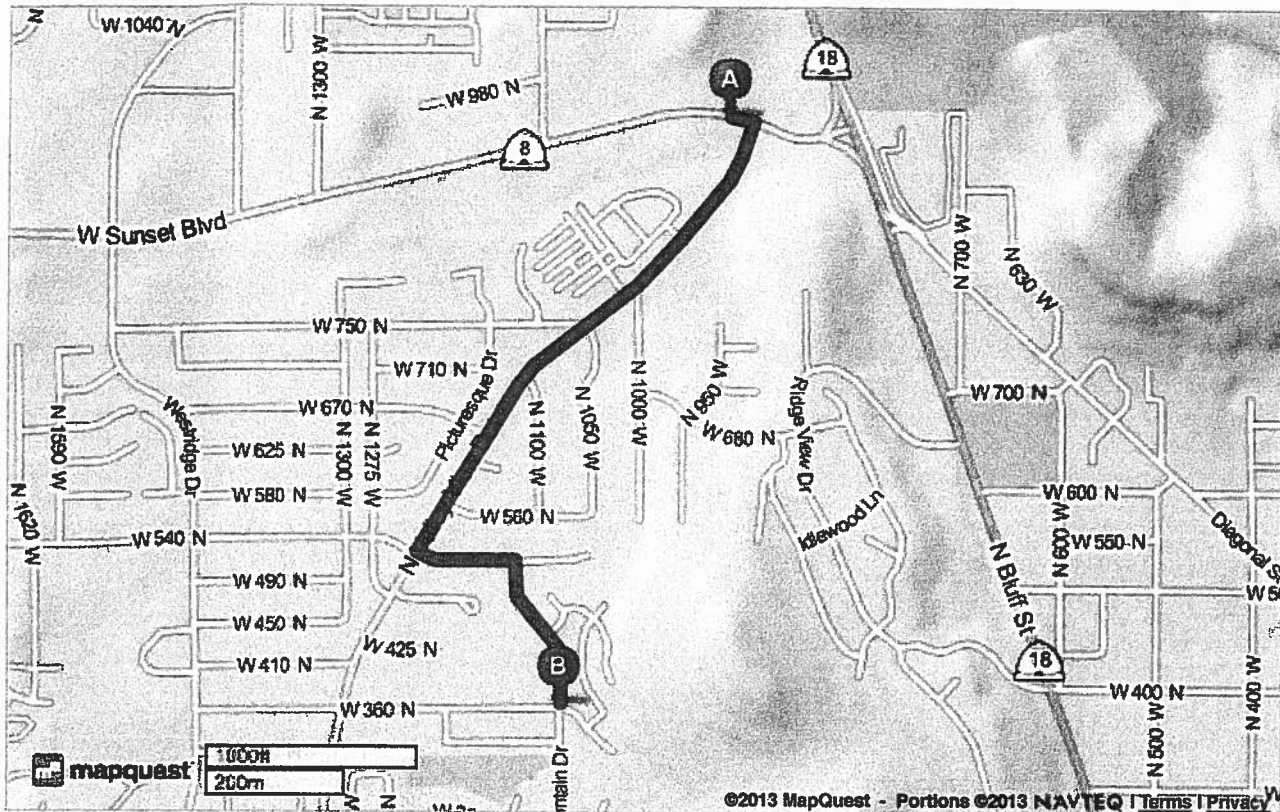
**929 W Sunset Blvd, Saint George, UT 84770-4865****1. Start out going west on W Sunset Blvd / UT-8 toward N 1100 W. Continue to follow UT-8. [Map](#)****1.9 Mi****1.9 Mi Total****2. Turn right onto Lava Flow Dr. [Map](#)****0.3 Mi***Lava Flow Dr is 0.1 miles past N Country Ln***2.2 Mi Total***If you reach Canyon View Dr you've gone about 0.1 miles too far***3. [1100-1499] LAVA FLOW DR. [Map](#)***If you reach Little League Dr you've gone about 0.2 miles too far*

21,648 feet

**[1100-1499] Lava Flow Dr, Saint George, UT 84770**

Total Travel Estimate: 0.99 miles - about 2 minutes

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Trip to:

305 N Stone Mountain Dr

St George, UT 84770

0.99 miles / 2 minutes

Notes

Park

UP TO
70% OFF
home décor

Joss & Main **SHOP NOW»**

A 929 W Sunset Blvd, Saint George, UT 84770-4865

1. Start out going east on W Sunset Blvd / UT-8 toward N Valley View Dr. [Map](#) **0.03 Mi**
0.03 Mi Total
2. Take the 1st right onto N Valley View Dr. [Map](#) **0.7 Mi**
Scaldoni's Restaurant & Lounge is on the right
If you are on UT-8 and reach UT-18 you've gone about 0.1 miles too far
0.7 Mi Total
3. Turn left onto W 540 N. [Map](#) **0.1 Mi**
W 540 N is just past W 560 N
If you reach Buck Hills Apartments you've gone a little too far
0.8 Mi Total
4. Take the 1st right onto N Stone Mountain Dr. [Map](#) **0.2 Mi**
If you reach the end of W 540 N you've gone a little too far
1.0 Mi Total
5. 305 N STONE MOUNTAIN DR is on the right. [Map](#)
If you reach W 360 N you've gone a little too far

5227 feet

B 305 N Stone Mountain Dr, St George, UT 84770

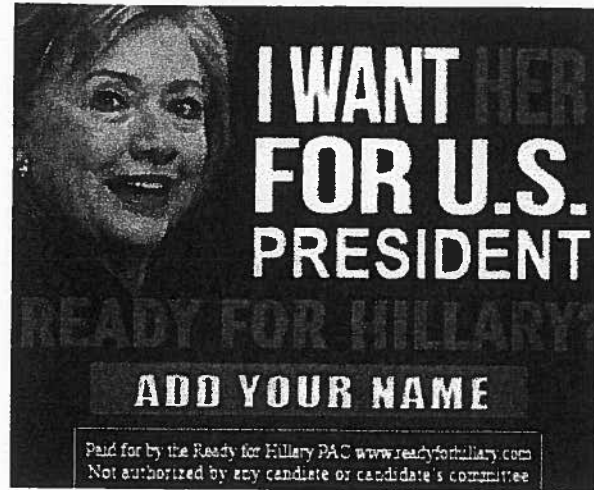


Trip to:

495 Westridge Dr
St George, UT 84770-4695
1.21 miles / 3 minutes

Notes

SCHOOL



A 929 W Sunset Blvd, Saint George, UT 84770-4865



1. Start out going **west** on **W Sunset Blvd / UT-8** toward **N 1100 W**. [Map](#)

0.8 Mi

0.8 Mi Total



2. Take the **1st left** onto **Westridge Dr**. [Map](#)

0.5 Mi

1.2 Mi Total

Westridge Dr is 0.1 miles past N 1400 W

The Furniture Mender is on the corner

If you reach N Dixie Dr you've gone about 0.4 miles too far

6336 feet



3. **495 WESTRIDGE DR** is on the **right**. [Map](#)

Your destination is just past W 490 N

If you reach W 450 N you've gone a little too far

B 495 Westridge Dr, St George, UT 84770-4695

FULL-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

St. George, ☒ City ☐ Town ☐ County
Local business license authority

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): Bout Time Pub & Grub

Applicant Entity/Business Owner: Dean Barnett

Location Address: 929 W Sunset Blvd

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent 1/2012

APPLICANT'S QUESTIONNAIRE FOR BEER LICENSE

**CITY LICENSE OFFICE, CITY OF ST GEORGE, UTAH
175 EAST 200 NORTH ST GEORGE, UT 84770**

**NOTE: All questions must be answered completely or application will not be considered.
Please print or type.**

1. Full Name of Applicant Dean Wright Barnett [REDACTED]
(First) (Middle) (Last) (Social Security No.)

2. Business Name Boutique Pub & Grub P Sunset Blvd

3. Location of Business 929 W Sunset Blvd

4. Are you a citizen of the United States or registered alien? Y Citizen

5. Residence Address 558 N. 6th Ave Pocatello Id 83201

6. Full Name of Spouse Nanci L Barnett Baldwin
(First) (Middle) (Last) (Maiden)

7. Have you at any time been convicted of a felony in any court in the U.S.? NO
If so, give Particulars - city, dates, etc. _____

8. Have you been convicted or pled guilty at any time to a law violation involving beer or alcoholic beverages? NO
If so, give particulars - city, dates, etc. _____

9. Give particulars of your employment or business engaged in during the past five years, stating dates, position or business, employer's name and address of business. If unemployed part of the time, so state, giving place of residence.

Jan 2007 to March 2011 - Ruby Tuesday of St. George (closed)
March 2011 to Present Ruby Tuesday of Pocatello
2315 N. Caparetti Dr. Pocatello, Idaho 83201

10. Who owns the real estate where this business is located? HAI Phoenix

11. If premises are leased, state whether leased from owner or subleased from prior lessee.
FROM OWNER
12. Do you own fixtures at this location? yes
If not, give name and address of owner. _____
13. If you own fixtures at this location, state the investment which you have in fixtures and equipment \$ pending around \$130,000
- *14. How close is the nearest Church to the proposed business location? ATTACHED ✓
(In Feet) _____
- Nearest School? _____ (In Feet) _____
Nearest Park? _____ (In Feet) _____
Nearest Public Library? _____ (In Feet) _____
Nearest Residential Treatment Facility? _____ (In Feet) _____
15. Will you serve food? yes
If so, submit a sample of the menu you plan to use. _____
16. Has a license covering any place in which you had a financial interest ever been revoked or suspended? NO
If so, give name of individual to whom license was issued and year. _____
17. If you will be employed or otherwise occupied other than this business, state how much time you will spend at the other occupation or employment. none / N/A
18. How much time do you spend in the business represented in this application? 5-6 hrs per week
- *19. Give name(s) of the person(s) to be in charge of this business during any time that you may be away from the premises. _____
(First) (Middle) (Last)
- Home address: _____
20. Are you familiar with the ordinance of the City of St. George regulating the sale of beer and alcoholic beverages? yes
21. Have you ever held a beer or liquor license in Utah? NO
If so, give _____
(Dates) (Addresses)

22. Have you ever held a beer or liquor license in other states? NO
If so, what states? _____
(Give dates and addresses) _____

23. Have you ever been employed in an establishment in Utah which sells
beer? yes Ruby Tuesday 2 locations
If so, give 2002 to 2007 Logan Ditch 2007-2011 - St George, UT
(Dates) (Addresses)

Two classifiable fingerprint cards are required of all applicants, to be taken by a bona fide law enforcement agency.

General remarks: Give any information which you believe will help the City Council to make a decision upon your application: _____

Dean Wright Barnett
Signature of Applicant

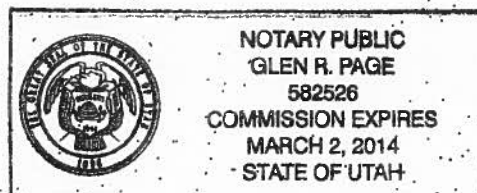
STATE OF UTAH)
) ss.
County of Washington)

I, Dean Wright Barnett being first duly sworn,
depose and say the foregoing questionnaire is in all respects true and correct, to the best of my
knowledge and belief and that I am the applicant above names. I understand that any false
information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
2th day of October 2013.

Glen R. Page
Notary Public

My Commission Expires 3-2-2014



But Time Pub & Grub

33003

CITY OF ST GEORGE

BEER LICENSE APPLICATION

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

REC#: 01187147 10/16/2013

TRAN: 89.0000 LICENSES

(This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards)

OPER: A TERM: 018

Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership, the applicant shall be a general partner of the partnership.

Please print or type

x 1. Applicant's Name Dean Wright Barnett
First Middle Last

50.00CR

TENDERED: 50.00

Corporation or partnership name, if applicant is an agent. 1 CHECK(S) ZDLN INC.

APPLIED: 50.00-

x 2. Name under which business will be operated (If different from name of applicant, corporation or partnership) BOOTTIME PUB & GRUB SUNSET BLVD
First Middle Last

3. Location of Business Phoenix Plaza 929 Sunset Blvd CHANGE: # 10,11,12

4. Mailing address (If different from location of business)

Same
Address City State Zip

5. If party who will manage the business is different from the applicant, please provide the name and address of the managing party.

Same
First Middle Last

Address City State Zip

FOR DEPOSIT ONLY
CITY OF ST. GEORGE
VILLAGE BANK 11014214
SEP 16 10/16/2013
01187147 50.00

208-242-8899

6. If a corporation, list below or attach on a separate sheet, the names and addresses of the corporation's principal officers and any stockholders who own 10 % or more of the corporation. If a partnership, list the names and addresses of the other general

Applicant Signature

Dean Barnett

Date

10-7-13 DB
9-9-13

STATE OF UTAH)
) ss.
County of Washington)

I, Dean Wright Barnett being first duly sworn, depose and say the foregoing questionnaire is in all respects true and correct, to the best of my knowledge and belief and that I am the above named applicant. I understand that any false information constitutes perjury.

SUBSCRIBED AND SWORN TO before me this
7th day of October 2013.

Glen R. Page
Notary Public

My Commission Expires 3-2-2014



NOTARY PUBLIC
GLEN R. PAGE
582526
COMMISSION EXPIRES
MARCH 2, 2014
STATE OF UTAH

If applicant is an agent for the corporation or partnership, an officer using the authority to do so, or the other general partners, will indicate the desire of the corporation or partnership to have the above -named applicant hold the beer license in his (her) name as the agent for the benefit of the corporation by affixing his (her) signature here, and he (she) further certifies that by signing this application he (she) is duly appointed, authorized and acting agent of the corporation or general partner of the partnership.

Name

Title

Date

PUERTO RICO
Entrées

All entree's served with a side salad.
Choice of Ranch, Bleu Cheese, 1000 Island or Honey Mustard

Fish & Chips Basket \$13.95

A generous portion of beer battered halibut fillets, deep fried to a golden brown. Served with tartar sauce and our hand cut potato chips.

Flat Iron Steak* \$11.95

An 8 oz steak marinated in our mesquite seasoning, grilled to your liking. Served with grilled onions & mushrooms and new potatoes.

Tacos \$10.95

Our soft shelled tacos stuffed with your choice of steak, chicken, grilled or fried fish. Finished with Pico de Gallo, cheese and fiesta ranch. Fish have cabbage, steak & chicken have lettuce.
Grilled Shrimp.....\$12.95

Monterey Chicken \$11.95

A trio of mesquite seasoned grilled chicken breasts topped with ham, fresh avocado slices and provolone cheese. Served with new potatoes.

Smothered Chicken \$11.95

3 grilled chicken breasts smothered with grilled onions & mushrooms. Topped with provolone cheese. Served with new potatoes.

Fried Shrimp \$13.95

A generous portion of beer battered shrimp. Served with cocktail sauce and new potatoes

Salads

BBQ Chicken Salad \$8.95

Salad greens, shredded cheese, diced tomato and onions. Topped with BBQ chicken and a fried onion ring. Served with ranch dressing

Cobb Salad \$8.95

Salad Greens topped with grilled chicken, diced egg, diced avocado, diced tomato, bleu cheese crumbles and diced bacon. Served with your choice of dressings.

Fajita Salad \$8.95

Salad greens with shredded cheese, grilled onions & peppers, diced tomato, guacamole and sour cream. Your choice of chicken or steak. Served with fiesta ranch.

Citrus Chicken Salad \$8.95

Salad greens with citrus chicken, pineapple, mandarin oranges, cheese and Pico de Gallo. Served with a sweetened wine vinegar.

Kids Meals

All Kids Meals Served With Fresh Cut Fries

Chicken Strips \$3.95

Fish & Chips \$4.95

Cheese Quesadilla \$4.95

Grilled Cheese \$3.95

All Day Breakfast

N.Y.O.O. \$8.45

Stuff this 3 egg omelet with what you like. Pick 3 ingredients: American, Swiss, cheddar, pizza or provolone cheeses, bacon, ham, corned beef, pepperoni, onion, pepper, tomato, mushrooms, garlic, avocado, Pico de Gallo or jalapeños. Served with house hash browns. (additional toppings \$.50 each)

Corned Beef Hash \$7.95

We do this right! A generous portion of our homemade hash topped with 2 eggs the way you like. Served with sourdough toast.

Breakfast Burrito \$7.95

We stuff our burrito with eggs, hash browns, sausage, salsa and our pizza cheese. Smothered in queso dip.

Breakfast Sandwich \$7.95

Start with sourdough toast, your choice of sausage, ham, bacon or corned beef, followed by hash browns, American cheese, eggs your style, lettuce, tomato and garlic mayo.

*These items cooked to order. Consuming raw or undercooked meat, poultry, shellfish or eggs may increase your risk of food borne illness, especially if you have certain medical conditions.



The Island Cowboy \$9.45
Thinly sliced steak mixed with onions and mushrooms. Smothered with our Captain Morgan teriyaki sauce and melted provolone cheese. Topped with grilled pineapple. Served on a toasted hoagie roll.

The Westerner \$9.45
Thinly sliced steak covered with BBQ sauce and topped with melted cheese, sliced bacon and 2 onion rings. Served on a hoagie roll.

Citrus Grilled Chicken \$8.45
Citrus marinated chicken breasts topped with sliced ham, mandarin oranges and provolone cheese. Served with lettuce, tomato, red onion and garlic mayo.

Monte Cristo \$9.95
Sliced ham and turkey layered with American & Swiss cheeses, battered and deep fried until golden brown. Dusting with powdered sugar and served with raspberry preserves. Half Monte \$7.95

Croissant Brown \$9.95
Sliced ham and turkey piled high on an open faced croissant with garlic mayo. Topped with sliced tomato, bacon slices and our cheese blend. Toasted to a deep brown.



Patty Melt \$8.95
Rye Bread, sautéed onions, Swiss cheese and a hamburger patty make up this delicious sandwich classic.

Classic French Dip \$8.45
Thinly sliced roast beef piled on a toasted hoagie roll with provolone cheese. Served with au jus.

1/2 Sandwich and Salad \$7.95
Ask your bartender which sandwich we are featuring. Salad topped with cheese, tomato, egg, bacon, cucumber and fresh made croutons.



Aloha Chicken Sandwich \$8.95
Grilled Chicken slathered with our Captain Morgan teriyaki sauce and topped with melted provolone cheese and grilled pineapple rings. Served on a toasted hoagie roll.

Philly Cheesesteak \$9.45
Thinly sliced steak with grilled peppers & onions and provolone cheese. Served on a toasted hoagie roll.

Santa Fe \$8.95
Mesquite seasoned chicken breast topped with sliced ham, fresh avocado slices and provolone cheese. Served with lettuce, tomato, red onion and garlic mayo.

Buffalo Chicken Sandwich \$8.45
Grilled chicken dunked in our mild wing sauce and topped with Swiss cheese. Served with lettuce, tomato, red onion, garlic mayo and ranch dressing.

Chicken Cordon Bleu \$8.45
Grilled chicken and ham with melted Swiss Cheese. Served with honey mustard, lettuce, tomato and onion.

The Reuben \$8.45
A generous portion of hot corned beef, piled high on toasted marble rye bread with sauerkraut and 1000 island dressing.

Classic Club \$9.45
Turkey, ham and sliced bacon with American and Swiss cheeses stacked on 3 slices of sourdough toast with lettuce, tomato and garlic mayo.

Turkey Guacamole \$8.95
Sliced turkey piled on toasted sourdough with Swiss cheese, tomato, alfalfa sprouts, cucumber, garlic mayo and guacamole.

Ham and Swiss on Rye \$8.45
A classic sandwich. Thin sliced ham and Swiss cheese on toasted marble rye. Served with mustard, garlic mayo, lettuce and tomato.

Flatbread Pizza

10 " Personal Pizzas. Made Fresh to Order \$9.95

Pepperoni
26 slices of pepperoni with sauce and cheese.

BBQ Chicken
Grilled chicken, diced onion & tomato with BBQ sauce and our cheese blend.

Reuben
Corned beef, sauerkraut and Swiss cheese with a 1000 island pizza sauce.

Philly Cheesesteak
Thinly sliced steak, grilled onions & peppers with provolone cheese and ranch sauce.

French Dip
Sliced roast beef, provolone cheese and ranch sauce. Served with au jus



N.Y.O.P.

Start with our pizza sauce and cheese blend, then add your choice of 2 toppings: pepperoni, hamburger, ham, BBQ chicken, onion, green pepper, tomato, mushrooms, pineapple or jalapeños. (Additional toppings \$.50 each.)

Margherita

Sliced tomato, basil and provolone cheese on a garlic oil sauce.

4 Cheese

A perfect blend of cheese with our pizza sauce.

Hawaiian

Ham, pineapple, pizza sauce and cheese.

Buffalo Chicken

Grilled chicken, Swiss cheese on a mild buffalo and ranch sauce.

Snacks



Irish Nachos \$7.45

Deep fried potato slices perfectly seasoned and smothered with ranch dressing, shredded cheese and crumbled bacon. Topped with sour cream and parsley.

Fresh Guacamole \$7.45

We make it to order with perfectly ripened avocados. Served with hand cut tortilla chips.

Garlic Fries \$5.45

Hand cut fries smothered with fresh garlic and topped with parsley. Served with our signature house dipping sauce. Garnished with breath mints

Beer Battered Onion Rings \$7.45

A heap of large, beer battered onion rings deep fried to a golden brown and served with our signature house dipping sauce.

Wings Your Way \$7.45

First, choose your style; extra crispy breaded or savory smoked. Then pick your sauce:mild buffalo, fire, Captain Morgan teriyaki or spicy BBQ.

Quesadillas \$7.45

A flour tortilla stuffed with your choice of chicken or steak, cheese, onions, jalapeños and tomatoes. Griddled to a golden brown and served with sour cream, salsa and fresh guacamole

Soft Pretzel \$4.95

A fresh baked jumbo pretzel. Served with queso for dipping.



Ultimate Nachos \$9.45

Hand cut tortilla chips smothered in our spicy beef and queso sauce. Topped with sliced jalapeños, black olives, diced tomatoes, shredded lettuce, sour cream and fresh guacamole

Calamari \$9.45

Hand breaded calamari, onions and peppers. Fried to perfection. Served with tartar sauce.

Queso Dip \$6.45

Melted cheese mixed with diced tomatoes and jalapeños and just the right amount of spice. Served with hand cut tortilla chips.

Scotch Eggs \$7.45

A pub favorite!! Hard boiled eggs wrapped in sausage, breaded and deep fried. Served with queso for dipping

Hand Cut French Fries \$3.95

A sharable heaping of hand cut, fresh fries, deep fried to perfection with just the right amount of salt. Served with our signature house dipping sauce.

Bacon Wrapped Olives \$6.45

Large stuffed green olives wrapped in bacon and deep fried to a golden brown, Cajun seasoned and served with bleu cheese dressing for dipping.



Buffalo Shrimp \$10.95

Breaded shrimp tossed in choice of sauce. Mild, fire, Captain Morgan teriyaki or spicy BBQ.

Burgers & Sandwiches

All Burgers & Sandwiches served with our hand cut fries and a pickle spear.

Sandwiches can be made on sourdough, marble rye or a croissant



The ORIGINAL Chubby Melt \$9.95

A ground chuck patty, sandwiched between two parmesan cheese crusted grilled cheese sandwiches. Served with grilled onions and 1000 island dressing.

N.Y.O.B. \$9.45

Your burger, your way. A ground chuck patty with lettuce, tomato, and onion. Fix it up with any 3 of the following toppings: American, cheddar, Swiss or provolone cheeses, ham, bacon, fried egg, pineapple, grilled onion, grilled peppers, grilled mushrooms sliced jalapeños or guacamole.(additional toppings for \$.50 each)

B.A.B.B. \$9.95

A ground chuck patty topped with sliced ham, corned beef hash, sliced bacon, a fried egg over medium and American cheese. Served on a burger bun with garlic mayo.

Garlic Burger \$8.95

2 ground chuck patties covered with chopped garlic. Season it with more garlic salt. Top with melted provolone cheese. Served on a toasted burger bun with garlic mayo, lettuce, tomato and onion. Garnished with breath mints!



Alabama Slammer \$5.50
Southern Comfort, Amaretto, Sloe Gin and Orange Juice

Amaretto Sour \$5.50
Amaretto DiSarrano and Sweet & Sour

Bay Breeze \$3.50
Vodka, Pineapple Juice and Cranberry Juice

Blue Trevor \$5.50
Vodka, Rum, Blue Curacao, Chambord, Sweet & Sour and Lemon-Lime Soda

Creamsicle \$5.50
Whipped Vodka, Amaretto and Orange Juice

Dragon's Nectar \$5.50
Peach Vodka, Peach Schnapps, Energy Drink and Orange Juice

Fuzzy Navel \$4.50
Vodka, Peach Schnapps and Orange Juice

Greyhound \$3.50
Vodka and Grapefruit Juice

Hurricane \$5.50
Coconut Rum, Light Rum, Dark Rum, pineapple Juice and Orange Juice

Larry's Berries \$5.50
Vodka, Coconut Rum, Raspberry Liqueur, Peach Schnapps, Pineapple Juice and Cranberry Juice

Liquid Marijuana \$5.50
Cap't'n Morgan Rum, Blue Curacao, Midori, Pineapple Juice, Sweet & Sour and Lemon-Lime Soda

Long Island Iced Tea \$5.50
Vodka, Gin, Rum, Triple Sec, Sweet & Sour and Cola

Madras \$3.50
Vodka, Cranberry Juice and Orange Juice

Midori Sour \$4.50
Midori and Sweet & Sour

Pink Taco \$5.50
Coconut Rum, Peach Schnapps, Watermelon Pucker, Pineapple Juice and Lemon-Lime Soda

Sex On The Beach \$5.50
Vodka, Peach Schnapps, Orange, Cranberry and Pineapple Juices

Tennessee Tea \$5.50
Jack Daniels, Triple Sec, Sweet & Sour and Cola

Tokyo Tea \$5.50
Vodka, Gin, Rum, Melon Liqueur, Sweet & Sour and Lemon-Lime Soda

Trash Can \$5.50
Vodka, Gin, Rum, Blue Curacao and Energy Drink

Vodka Collins \$3.50
Vodka, Sweet & Sour and Lemon-Lime Soda

AMF \$5.50
Vodka, Gin, Rum, Blue Curacao, Sweet & Sour and Lemon-Lime Soda

Bahama Mama \$5.50
Coconut Rum, Light Rum, Dark Rum, Crème de Banana, Pineapple Juice, Orange Juice and grenadine

Between The Sheets \$5.50
Brandy, Rum, Triple Sec and Sweet & Sour

Colorado Bulldog \$4.50
Vodka, Coffee Liqueur, Cream and Cola

Dee's Tea \$5.50
Sweet Tea Vodka, Raspberry Vodka and Lemonade

Ferrari \$5.50
Vodka, Apple Pucker, Watermelon Pucker, Pineapple Juice, Orange Juice and Grenadine

Grateful Dead \$5.50
Vodka, Gin, Rum, Raspberry Liqueur, Sweet & Sour and Lemon-Lime

Hawaiian Getaway \$5.50
Coconut Rum, Light Rum, Blue Curacao, Melon Liqueur, Sweet & Sour and Pineapple Juice

Incredible Hulk \$5.50
Hypnotiq and Hennessy

Lime Rickey \$4.50
Grape Vodka, Lemon-Lime Soda and Lime Juice

Long Beach \$5.50
Vodka, Gin, Rum, Triple Sec, Sweet & Sour and Cranberry

Lynchburg Lemonade \$5.50
Jack Daniels, Triple Sec, Sweet & Sour and Cola

Mai Tai \$6.50
Light Rum, Coconut Rum, Dark Rum, Pineapple and Orange Juices

Pink Lady \$3.50
Gin, Sweet & Sour, Grenadine and Cream

Scott's Sauce \$5.50
Coconut Rum, 151, Midori, Pineapple Juice and Lemon-Lime Soda

Statutory Grape \$5.50
Grape Vodka, Grape Pucker and Energy Drink

Tequila Sunrise \$3.50
Tequila, Orange Juice and Grenadine

Tony's Drink \$5.50
Coconut Rum, Light Rum, Vodka, Peach Schnapps, Ginger Ale, Sweet & Sour and Grenadine

White Russian \$4.50
Vodka, Coffee Liqueur and Cream



Appletini \$4.50

Vodka and Apple Pucker

Cosmopolitan \$4.50

Vodka, Triple Sec, Cranberry Juice and Fresh Lime

Gimlet \$3.50

Vodka or Gin, Sweetened Lime Juice

Martini \$3.50

Vodka or Gin and Dry Vermouth

Peach Martini \$5.50

Peach Vodka, Peach Schnapps and Sweet & Sour

Buttercream Martini \$5.50

Whipped Vodka, Buttershots and Cream

Gibson \$3.50

Vodka or Gin, Dry Vermouth and Cocktail Onions

Manhattan \$3.50

Whiskey, Sweet Vermouth and Bitters

Naughty Ute Girl \$5.50

Hypnotiq, Grape Vodka, Cranberry Juice and Lime Juice

Rob Roy \$3.50

Scotch, Sweet Vermouth and Bitters

Classic

Bacardi Cocktail \$4.50

Bacardi Light Rum, Lemon-Lime Soda and Grenadine

Bloody Mary \$3.50

Vodka and Bloody Mary Mix

Cape Cod \$3.50

Vodka and Cranberry Juice

Highball \$3.50

Whiskey and Ginger Ale

Old Fashioned \$3.50

Bourbon or Brandy, Bitters, Sugar, Orange, Cherry and Lemon-Lime Soda

Tom Collins \$3.50

Gin, Sweet & Sour and Lemon-Lime Soda

Salty Dog \$3.50

Vodka, Grapefruit Juice and a Salted Rim

Black Russian \$4.50

Vodka and Kahlua

Bull Shot \$3.50

Vodka, Beef Broth and Bloody Mary Mix

Cuba Libre \$3.50

Light Rum, Cola and Lime Juice

Margarita \$4.50

Tequila, Triple Sec, Sweet & Sour and Lime Juice

Screwdriver \$3.50

Vodka and Orange Juice

Sidecar \$4.50

Bourbon or Brandy, Triple Sec and Lemon Juice

Whiskey Sour \$3.50

Whiskey and Sweet & Sour

Frozen

Black Forest \$7.50

Chocolate Vodka, Cherry Vodka, Coffee Liqueur, Chocolate and Cream

Margarita \$7.50

Tequila, Triple Sec, Sweet & Sour and Lime Juice

Mudslide \$7.50

Vodka, Coffee Liqueur, Irish Cream, Chocolate and Cream

Strawberry Daiquiri \$7.50

Light Rum, Strawberries, Lime Juice

Girl Scout Cookie \$7.50

Coffee Liqueur, Peppermint Schnapps and Cream

Love Potion #9 \$7.50

Vanilla Vodka, Crème de Cacao, Strawberries and Cream

Miami Ice \$7.50

Rum, Strawberries, Coconut and Pineapple Juice

Pina Colada \$7.50

Light Rum, Coconut and Pineapple Juice



Draught Beer

	Pint	Stein	Pitcher		Pint	Stein	Pitcher
Budweiser	\$2.95	3.95	7.95	Bud Light	\$2.95	3.95	7.95
Coors	\$2.95	3.95	7.95	Coors Light	\$2.95	3.95	7.95
Amber Bock	\$3.95	4.95	10.95	Blue Moon	\$3.95	4.95	10.95
Blue Moon Seasonal	\$3.95	4.95	10.95	BT MVP Honey Lager	\$3.95	4.95	10.95
Evolution Amber Ale	\$3.95	4.95	10.95	Full Suspension Pale Ale	\$3.95	4.95	10.95
Killian's Irish Red	\$3.95	4.95	10.95	O'Malley's Nitro Porter	\$3.95	4.95	10.95
Shock Top	\$3.95	4.95	10.95	Squatter's Hefeweizen	\$3.95	4.95	10.95

Bottle Beer

Budweiser	\$2.95	Bud Light	\$2.95
Bud Light Lime	\$2.95	Coors Light 16 oz	\$3.50
Corona Extra	\$3.95	Cutthroat	\$3.95
Miller Lite 16 oz Can	\$3.45	Michelob Ultra	\$2.95
Heineken	\$3.95	O'Doul's	\$2.95
Pabst Blue Ribbon 24	\$3.95		

Full Strengths

Beck's	\$4.95	Devastator	\$4.95
Duhbe	\$4.95	Epic Spiral Jetty IPA	\$8.95
Epic Crossfever Amber	\$8.95	Epic Brainless Golden	\$8.95
Epic 825 State Stout	\$8.95	Epic Galloway Porter	\$8.95
Gordon Biersch Pilsner	\$4.95	Gordon Biersch Winter Bock	\$4.95
Guinness Black Lager	\$4.95	Hop Rising	\$4.95
Lev Black Lion	\$4.95	Lev Lion Lager	\$4.95
Mickey's	\$4.95	Mirror Pond Pale Ale	\$4.95
Newcastle	\$4.95	Pacifico	\$4.95
Peroni	\$4.95	Pilsner Urquell	\$4.95
Red Rock Elephino IPA	\$8.95	Rogue Dead Guy Ale	\$4.95
Rogue Mocha Porter	\$4.95	Sam Adam's Boston Lager	\$4.95
Sierra Nevada	\$4.95	Stella Artois	\$4.95
Strongbow	\$4.95	Twisted Tea	\$4.95
White Label	\$4.95		

Wine

	Glass	Bottle		Glass	Bottle
House Chardonnay	\$5.00	—	House Merlot	\$5.00	—
Beringer White Zinfandel	\$5.00	—	Castle Rock Pinot Noir	\$7.00	—
Chateau Ste Michelle Riesling	\$6.00	—	Kendall Jackson Chardonnay	—	\$28.00
Seven Deadly Zins	—	\$24.00	Woodbridge Cabernet	\$6.00	—
Sutter Home Pinot Grigio	\$6.00	—	3 Blind Moose	\$7.00	—



Shots

5 Mile \$6.50

Jagermeister, Coconut Rum and Root Beer Schnapps

Baby Guinness \$6.50

Patron XO and Irish Cream

Bob Marley \$6.50

Jagermeister, Goldschlager and Melon Liqueur

Chili Bomb \$6.50

Crown Royal and Energy Drink

Chocolate Covered Strawberry \$6.50

Tequila Rose and Chocolate Vodka

Good n' Plenty \$6.50

Sambuca and Drambuie

Jagerbomb \$6.50

Jagermeister and Energy Drink

Lemondrop \$5.50

Vodka, Triple Sec, Sugar and Lemon Juice

Lunch Box \$6.50

Bud Light, Amaretto and Orange Juice

Mind Eraser \$5.50

Vodka, Coffee Liqueur and Soda Water

Pearl Necklace \$6.50

Tequila Rose and Irish Cream

Purple Hooter \$5.50

Vodka, Chambord and Sweet & Sour

Red Headed Slut \$6.50

Jagermeister, Peach Schnapps and Cranberry

Scooby Snacks \$5.50

Coconut Rum, Melon Liqueur, Cream and Pineapple Juice

Snakebite \$5.50

Yukon Jack and Lime Juice

Vegas Bomb \$7.50

Crown Royal, Coconut Rum, Peach Schnapps and Energy Drink

Wet Pussy \$5.50

Vodka, Watermelon Pucker and Cranberry

B52 \$6.50

Coffee Liqueur, Irish Cream and Grand Marnier

Birthday Cake \$6.50

Vanilla Vodka, Frangelico and Irish Cream

Buttery Nipple \$5.50

Buttershots and Irish Cream

Chocolate Cake \$5.50

Citrus Vodka and Frangelico

Golden Delicious \$5.50

Whiskey, Apple Pucker and Pineapple Juice

Irish Car Bomb \$7.50

Guinness, Jameson and Irish Cream

Kamikaze \$5.50

Vodka, Triple Sec and Lime Juice

Liquid Cocaine \$6.50

Sambuca and Jagermeister

Melonball \$4.50

Melon Liqueur, Pineapple Juice and Lemon-Lime Soda

Oatmeal Cookie \$6.50

Irish Cream, Buttershots and Goldschlager

Pineapple Upside-Down Cake \$5.50

Whipped Vodka, Pineapple Juice and Grenadine

Raging Bull \$6.50

Coffee Liqueur, Sambuca and Tequila

Russian Quaalude \$6.50

Frangelico, Irish Cream and Vodka

Skittles \$6.50

Grape Vodka, Watermelon Pucker and Apple Pucker

Surfer On Acid \$6.50

Jagermeister, Coconut Rum and Pineapple Juice

Vodka Bomb \$5.50

Vodka and Energy Drink

Washington Apple \$5.50

Whiskey, Apple Pucker and Cranberry Juice

October 7, 2013

City of St George

175 E 200 N

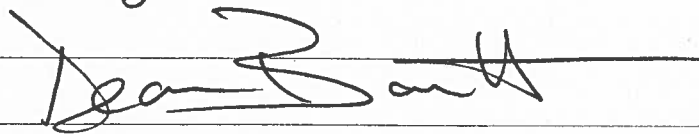
St. George UT 84770

RE: Bour Time Pub & Grub - Sunset Blvd

To Whom It May Concern:

The above referenced establishment will permit any authorized representative of the City or any Law Enforcement Officer an unrestricted right to enter the licenced premises.

Sincerely

A handwritten signature in dark ink, appearing to read "Dean Barnett", with a long horizontal line extending to the right.

DEAN Barnett

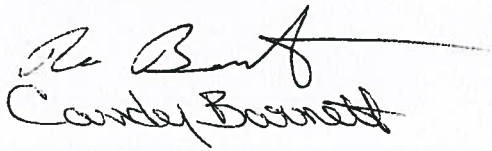
Owner

October 6, 2013

To whom it may concern:

We have known Dean Barnett to successfully manage several restaurants in his career, and there is no doubt his ethics as a business man and as a person would be welcomed in any community. His dedication to his career is unparalleled.

Sincerely
Ron & Candy Barnett

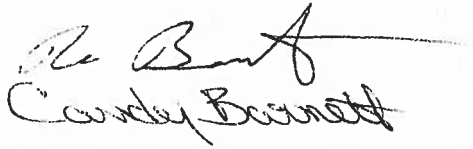
The block contains two handwritten signatures in black ink. The first signature, 'Ron Barnett', is written in a cursive style with a long horizontal line extending to the right. The second signature, 'Candy Barnett', is also in cursive and is positioned directly below the first signature.

October 6, 2013

To whom it may concern:

We have known Dean Barnett to successfully manage several restaurants in his career, and there is no doubt his ethics as a business man and as a person would be welcomed in any community. His dedication to his career is unparalleled.

Sincerely
Ron & Candy Barnett

Handwritten signatures of Ron and Candy Barnett. The signature for Ron Barnett is written above the signature for Candy Barnett. Both signatures are in cursive and include a horizontal line extending to the right.

To Whom it may concern

I would strongly recommend Dean Barnett for a bussiness license, as he has

Done extremely well throughout his career as restaurant manager. His

Integrity, and work ethics are second to none.

A handwritten signature in black ink, appearing to read 'Dave Brown', with a stylized, flowing script.

Dave Brown
186 East Gail Way
Washington, Utah

Re: Letter of recommendation for Dean Barnett

To: St. George City

Date: 10/7/13

To Whom It May Concern:

I have known Dean for several years now and have seen how he manages his restaurants, and I truly believe he deserves the license to start his own bussiness.

Thank you

Craig Utterback

A handwritten signature in cursive script that reads "Craig Utterback". The signature is written in dark ink and is positioned below the printed name.

October 7, 2013

To Whom It May Concern:

I have known Dean Barnett for a number of years. He is a successful Restaurant Manager and has the respect of those he works with and supervises. He would be accepted and liked wherever he lives and works.

Sincerely,
Bernaine Schmedee

DRAFTAgenda Item Number : **6C**

Request For Council Action

Date Submitted 2013-10-21 09:10:38**Applicant** PC**Quick Title** PC Report from Oct 22, 2013**Subject** Consider the report from the Planning Commission meeting held on Oct 22, 2013.

Discussion The Council's action items from the PC meeting on 10/22 will be to set public hearing dates for 3 zone change requests, consider 1 preliminary plat, 4 final plats, 2 amended final plats, a 3-lot minor commercial subdivision, 2 lot splits, and a CUP for a detached garage located 18" from side and rear property lines and with a building wall that exceeds 8' (proposes 10' bldg wall).

Cost \$0.00

City Manager Recommendation Several plats, dates for zone change hearings, and one CUP.

Action Taken**Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

REVISED AGENDA

(Item # 1D added)

CITY OF ST. GEORGE WASHINGTON COUNTY, UTAH

PLANNING COMMISSION REPORT: OCTOBER 22, 2013
CITY COUNCIL MEETING: NOVEMBER 7, 2013

1. PUBLIC HEARINGS TO BE ADVERTISED FOR NOVEMBER 21, 2013

- A. Consider a request for a zone change for “Foremaster – Medical Center Drive” to rezone a parcel from R-1-10 (Single Family Residential 10,000 square foot minimum lot size) to AP (Administrative Professional) on 15.77 acres and to OS (Open Space) on 28.77 acres. The applicant is IHC Health Services Inc. and the representative is Mr. Scott Woolsey, Alpha Engineering. Located on Medical Center Drive at approximately 600 South. Case No. 2013-ZC-012 (Staff – Ray S.)
- B. Consider a request for a zone change for a future phase of the “Blackberry Court” subdivision on a 2.81 acre parcel located approximately at 1150 W Blackberry Circle. This project will be known as “BlackBerry Court Phase 3.” The applicant is Silverbow, L.C. The representative is Rosenberg Associates. Case No. 2013-ZC-011. (Staff – Craig H.)
- C. Consider a request for a zone change from RE-12.5 (Residential Estates 12,500 square foot minimum lot size) to R-1-10 (Single Family Residential 10,000 square foot minimum lot size) on 5.011 acre parcel located generally on the west side of 2160 East and north of 2450 South Streets. The project is proposed to be known as the “Hughes Subdivision.” The applicant is Denice Hughes. Case No. 2013-ZC-013 (Staff – Craig H.)

Note: The Planning Commission recommends denial on a vote of 4:3, but the applicant wishes to Appeal that decision to the City Council.

- D. Consider a request for a zone change for a future subdivision to be called “Cornerstone” on two (2) parcels from RE-12.5 (Residential Estates 12,500 square foot minimum lot size) on 10.6 acres and A-1 (Agricultural 40,000 square foot minimum lot size) to R-1-10 (Single Family Residential 10,000 square foot minimum lot size) on 11.9 acres. The parcel is generally located southeast of the intersection of Seegmiller Drive and 3000 East and directly south of the Bridle Gate Estates subdivision. The applicants are Three Thousand East LLC., Borley Enterprise Trust, and Charles Larsen, Trustee. The representative is Mr. Paul Blackmore, Blackrock Engineering. Case No. 2013-ZC-009. (Staff – Craig H.)

Note: The Planning Commission recommended denial on September 17, 2013, but the applicant wishes to Appeal that decision to the City Council.

2. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for “**Fort Pierce Business Park Lot 1**” a three (3) lot industrial / manufacturing subdivision. The property owner is Ft. Pierce Storage, LC and the representative is Mr. Randy Mortensen. The property is zoned M-1 (Industrial) and is located at 3662 South River Road. Case No. 2012-PP-040 (Staff – Wes J.).

3. **FINAL PLATS AMENDMENTS (FPA)** *(Public hearing 5:00 P.M.)*

A. Consider approval of “**Rim Rock Commercial Center Second Amended and Extended**” an eleven (11) lot commercial subdivision final plat amendment. The representative is Mr. Bob Hermandson, Bush and Gudgell. The zoning is C2 (Highway Commercial) and PD-C (Planned Development Commercial and is located at approximately 170 South Street and 1470 East Street (north and east of Target). Case No. 2013-FPA-063 (Staff – Todd J.).

B. Consider approval of “**Lot 2 of Green Valley No. 4**” and “**Lot 37 of the Overlook at Green Valley**.” This is a lot merger between two recorded subdivisions and a request to vacate the associated easements (Final Plat Amendment). The representative is Mr. Kent Provstgaard, PLS. The zoning is R-1-8 (Single Family Residential Estates 8,000 square foot minimum lot size) and R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) is located at 1772 West Grand View Drive (Green Valley). Case No. 2013-FPA-021 (Staff – Todd J.).

4. **FINAL PLATS (FP)**

A. Consider approval of a final plat of “for “**Meadow Park Phase 2**” a twenty-one (21) lot residential subdivision plat. The representative is Mr. Roger Bundy, R&B Surveying. The property is zoned R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) and is located at approximately at approximately 3350 South Street and 2330 East Street (Little Valley area, south of the Little Valley Elementary School). Case No. 2013-FP-043. (Staff – Todd J.)

B. Consider approval of a final plat for “**Rim Rock Office Condominiums**” a one (1) lot commercial condominium subdivision plat. The representative is Mr. Mr. Bob Hermandson, Bush and Gudgell. The zoning is C2 (Highway Commercial) and PD-C (Planned Development Commercial) and is located at approximately 262 South 1470 East Street (behind or east of Target). Case No. 2013-FP-062. (Staff – Todd J.)

C. Consider approval of a final plat for “**Stone Cliff Phase 12**” a two (2) lot residential subdivision plat. The representative is Mr. Reid Pope, Pope Engineering. The property is zoned PD-R (Planned Development Residential) and is located at approximately 2000 East Pinnacle Drive (Stone Cliff development – west of the water tank). Case No. 2013-FP-052. (Staff – Todd J.)

- D. Consider approval of a final plat for “**Sun River St George Ph 19**” an eighteen (18) lot residential subdivision plat. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at approximately 4900 South and 2000 West, along Woodruff Circle (Sun River – south of the roundabout located on Horizon View Drive). Case No. 2013-FP-018. (Staff – Todd J.)

5. **MINOR SUBDIVISION (LRE)**

Consider approval of a minor subdivision for “**IHC Health Services**” a three (3) lot commercial minor subdivision plat. The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned R-1-10 (Single Family Residential Estates 10,000 square foot minimum lot size) and is located east of Medical Center Drive (Foremaster Ridge). Case No. 2013-LRE-022 (Staff – Todd J.)

6. **EASEMENT VACATION / LOT SPLIT (LRE)**

- A. Consider approval of an easement vacation for “**Wittwer - SG-5-3-3-237 & 238.**” The representative is Mr. Roger Bundy, R&B Surveying. The property is zoned A-1 (Agricultural) and is located at 3394 East 2000 South Street. Case No. 2013-LRE-023. (Staff – Todd J.) *(This item is a Public Hearing – 5:00 P.M.)*
- B. Consider approval of a lot split for “**IHC Health Services & LDS Church – SG-832-C-1.**” The representative is Mr. Clay Tolbert, Southwest Consulting Services. The property is zoned RCC (Residential Central City) and AP (Administrative Professional) and is located between 200 East Street and 300 East Street and north of 600 South Street. Case No. 2013-LRE-024. (Staff – Todd J.)

7. **CONDITIONAL USE PERMIT (CUP)**

Consider a request for a Conditional Use Permit for a **detached accessory garage** with a building wall height that exceeds the allowable building wall height of eight feet (8') for a setback of five feet (5') or less to the rear and side property lines, unless a Conditional Use Permit is approved for a setback five (5') feet or less with a wall height greater than eight (8') feet as per City Code 10-7B-6(B)(6) “Modifying Regulations.” The subject property is located at 3627 S. 2870 East. The zoning is R-1-10 (Single-Family Residential – 10,000 square foot minimum lot size). Mr. Troy Christensen is the applicant. Case No. 2013-CUP-016. (Staff – Craig H.).

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: OCTOBER 22, 2013
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PCR ITEM 2

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT:

10/22/2013

CITY COUNCIL MEETING:

11/07/2013

PRELIMINARY PLAT

Fort Pierce Business Park Lot 1

Case No. 2013-PP-040

Request: A request to consider a preliminary plat to approve a three lot industrial/manufacturing subdivision.

Location: This parcel is located along River Road in the Fort Pierce Industrial Park at 3662 South River Road.

Property: 4.22 acres

Number of Lots: 3

Zoning: M-1

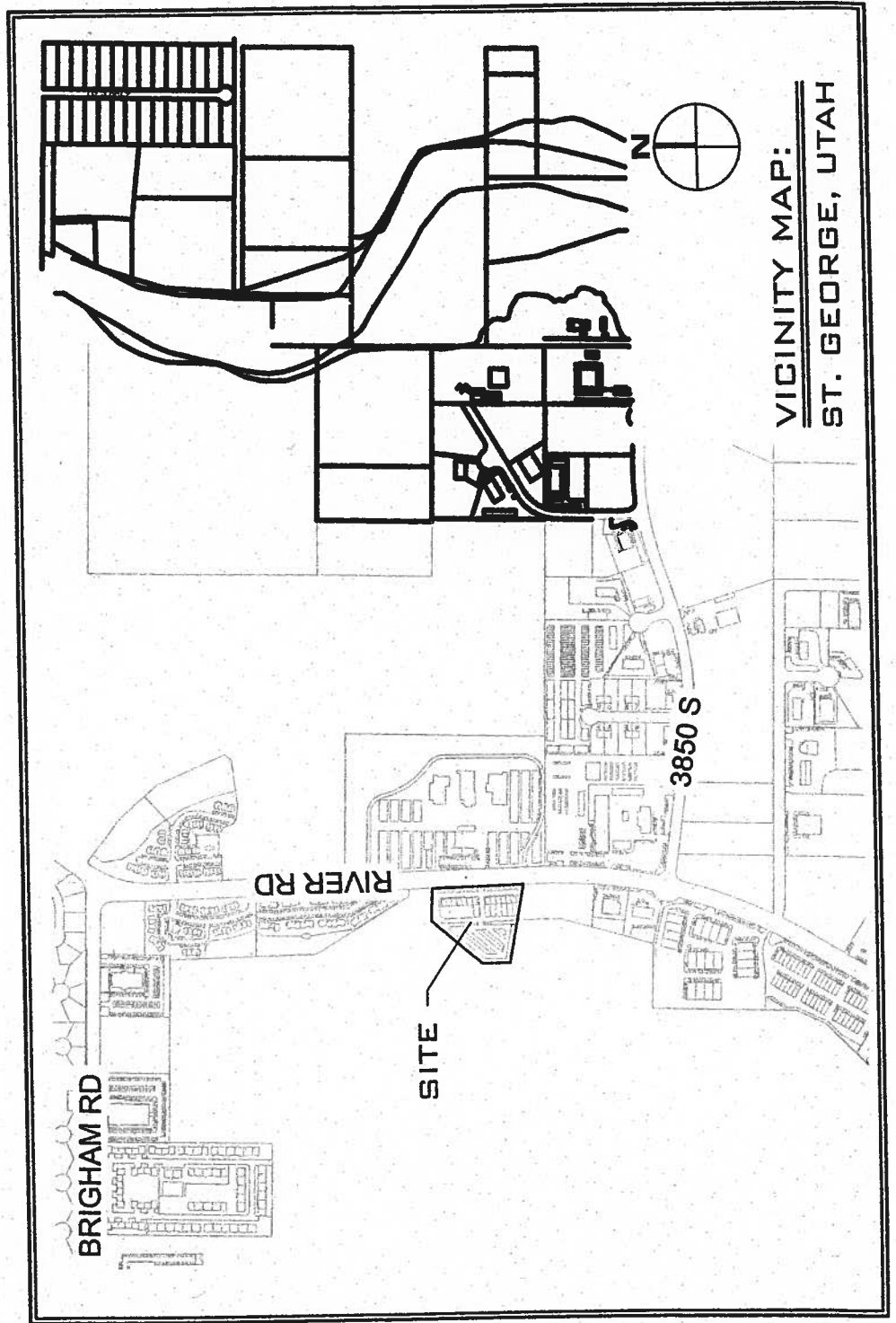
Adjacent zones: North: PD-R
West OS, PD-R
East M-1
South OS, M-1

General Plan: IND (Industrial)

Owner: Fort Pierce Storage, LC, Randy Mortensen

Representative: Randy Mortensen

P.C.: The Planning Commission recommends approval.



VICINITY MAP:
ST. GEORGE, UTAH

SITLA

LOT 1-A
96,325 SQ. FT.
2.27 ACRES

LOT 1-B
48,249 SQ. FT.
1.11 ACRES

LOT 1-C
39,328 SQ. FT.
0.90 ACRES

EXIST. STORAGE UNITS

EXIST. ASPHALT

30' PUBLIC UTILITY AND DRAINAGE EASEMENT

31' PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (TYP.)

10' PUBLIC UTILITY AND DRAINAGE EASEMENT (TYP.)

10' DRAINAGE EASEMENT

RIVER ROAD

L=63.52'
R=7340.53'

RIVER ROAD

$$L = 63.52'$$

$$R = 7340.53'$$


PCR ITEM 3A

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 10/22/2013
CITY COUNCIL MEETING: 11/07/2013

FINAL PLAT AMENDMENT

Rim Rock Commercial Center Second Amended and Extended
Case No. 2013-FPA-063

Request: Approval of a 11 Lot Commercial Subdivision Final Plat Amendment

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 170 South St. & 1470 East Street (north and east of Target)

Zone: C-2 & PD-C

Staff Comments: The purpose of this Final Plat Amendment is to vacate Lot 12 and its associated public utility and drainage easements. Lot 12 will become Red Rock Medical Office Condominiums. No other changes to this Final Plat Amendment were made or intended.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 3B

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

10/22/2013
11/07/2013

FINAL PLAT AMENDMENT

Lot 2 of Green Valley No. 4 & Lot 37 of The Overlook at Green Valley
Case No. 2013-LRE-021

Request: Approval of a Lot Merger between two recorded subdivisions and vacate the associated easements (Final Plat Amendment)

Representative: Kent Provstgaard, PLS
415 East 840 South Circle
St. George, UT 84770

Property: Located 1772 West Grand View Drive (Green Valley)

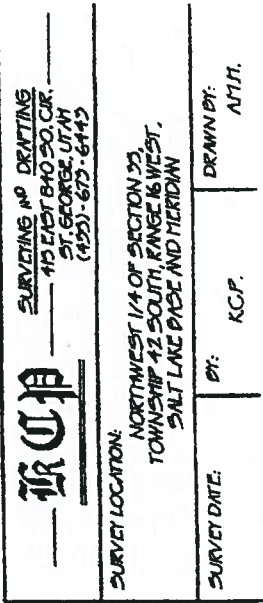
Zone: R-1-8 & R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to merge Lot 2 of Green Valley No. 4 with Lot 37 of The Overlook at Green Valley and vacate the easement between the two lots. No other changes to this Final Plat Amendment were made or intended.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

25670



NOTE

PCR ITEM 4A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 10/22/2013
CITY COUNCIL MEETING: 11/07/2013

FINAL PLAT

Meadow Park Phase 2

Case No. 2013-FP-043

Request: Approval of a 21 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 3350 South Street and 2330 East Street
(Little Valley Area, south of the Little Valley Elementary School)

Zone: R-1-10

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

OF WATER IMPACT FEES.

THE UNDERSIGNED, BETTY BLUMBERG, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., MANAGER OF DEVCO PROPERTIES, L.L.C. DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE COLLECTION AS STATED HEREON FOR THE USES AND PURPOSES STATED HEREON.


DEVCO PROPERTIES, LLC
BY: BRETT BURGESS, PRESIDENT OF
DEVELOPMENT SOLUTIONS GROUP, INC.,
MANAGER OF DEVCO PROPERTIES, LLC

WATER IMPACT FEEDBACK COMPANY ACKNOWLEDGMENT

STATE OF UTAH

[illegible]

NOTARY PUBLIC FULL NAME: Debra S. White
 COMMISSION NUMBER: 18195
 COMMISSION EXPIRES: 1-13-2016
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 IF ABOVE INFORMATION IS PROVIDED,
 NO STAMP IS REQUIRED PER UTAH CODE.

Delia. Samler

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT TO HERBY CERTIFY THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE NO WATER INADVERTENTLY DISCHARGED OR LEAKED FROM ANY OF THE WATERMILLS OR WATERWHEELS LOCATED OR AVAILABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

- a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNERS, OR ANY OF THE PERSONS INTERESTED THEREIN;
- b) THE OBTAINING OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE LOT;
- c) THREE YEARS FROM THE DATE OF THE RECORDING OF THE PLAT AS SET FORTH IN A PROMISED NORTH AND SOUTHWEST QUARTER SECTION EXCLUDED AND RECORDED WITH THE SUPERSEDED PLAT.

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DISCLOSED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DISCLOSED ON THIS PLAT AND JOIN IN ALL DISCLOSURES.

Y. J. Chantman
Executive Vice President

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH } ss
COUNTY OF WASHINGTON }

ON THE 7TH DAY OF October, 2015, PERSONALLY APPEARED BEFORE ME Mr. John C. Ashby, a
 WHO KNOWS BY MY DUTY AND THAT SAY THAT ISHE IS THE Attorney OF STATE
 OF SOUTHERN UTAH AND THAT ISHE DISBURSED THE FORECLOSURE MORTGAGEE'S CONSENT TO
 BE RECORDED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF
 DIRECTORS AND ISHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION DISBURSED THE SAME FOR
 THE USES AND PURPOSES SET FORTH.

NOTARY PUBLIC FULL NAME: R. Quentin Kibler
COMMISSION NUMBER: 10328
MY COMMISSION EXPIRES: 12-31-79
NOTARY PUBLIC COMMISSIONED IN: UTAH
IF ABOVE INFORMATION IS PROVIDED,
NO STAMP IS REQUIRED PER UTAH CODE,
TITLE 44, CHAPTER 1, SECTION 14
R. Quentin Kibler
NOTARY PUBLIC

MORTGAGEE'S CONSENT

TO OWNER'S CONSENT OF WATER IMPACT FEES

Vin-Charter
- Executive Vice President -

**CORPORATE ACKNOWLEDGMENT
(WATER IMPACT FEES)**

STATE OF UTAH	5.9
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IN THE 7 DAY OF March, 2012, PERSONALLY APPEARED BEFORE ME Ken C. Anderson OF STATE AND BEING BY ME DULY SWORN DO SAY THAT ISHE IS THE Small Co. Owner OF STATE OF SOUTHER UTAH AND THAT ISHE DISCUSSED THE FORTIZIONS MONITORING CONSENT TO AMMUNITION CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF DISCUSSION OF ITS BOARD OF DIRECTORS AND ISHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION DISCUSSED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: R. C. Smith
 COMMISSION NUMBER: 14187
 IT COMMISSION EXPIRES: 8-7-74
 NOTARY PUBLIC COMMISSIONED IN: UTAH
 IF ABOVE INFORMATION IS PREPARED,
 A STAMP IS REQUIRED PER UTAH CODE,
 TITLE 46, CHAPTER 1, SECTION 1A)
R. C. Smith

ACKNOWLEDGEMENT BY WASHINGTON COUNTY

WATER CONSERVANCY DISTRICT:
THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE

PROFESSIONAL INFORMATION (To be sent to employer / PEE ONLY)

100

ON THE 10 DAY OF APRIL, 2013, PERSONALLY APPEARED BEFORE ME, BARBARA E. MARSHALL, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO ME, THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING DOCUMENT AND WHOSE SIGNATURE IS HEREIN SET FORTH, BARBARA E. MARSHALL, AND ADVISED THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: **Maureen Hazzard**
 COMMISSION NUMBER: **66184**
 MY COMMISSION EXPIRES: **04-01-11**
 I AM A NOTARY PUBLIC COMMISSIONED IN UTAH
 FOR ABOVE INFORMATION IS PROVIDED,
 NO STAMP IS REQUIRED PER UTAH CODE

TITLE 44, CHAPTER 1, SECTION 149

NOTARY PUBLIC

Subdivision Final Plat for
MEADOW PARK - PHASE 2
Located In the Northeast Quarter of Section 16,
Township 43 South, Range 15 West, SLB&M

PCR ITEM 4B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 10/22/2013
CITY COUNCIL MEETING: 11/07/2013

FINAL PLAT

Rim Rock Office Condominiums

Case No. 2013-FP-062

Request: Approval of a 1 Lot Commercial Condominium Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgeall
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at 262 South 1470 East Street (behind or east of Target)

Zone: PD-C

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.



MORTGAGEE CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

COUNTRY OF _____
ON THE _____ DAY OF _____, A.D. 2011, PERSONALLY APPEARED BEFORE ME, _____, OF STATE BANK OF SOUTHERN UTAH, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN, IN FULL KNOWLEDGE OF HIS RIGHTS AND OBLIGATIONS, AND THAT HE IS A MEMBER OF THE BOARD OF DIRECTORS OF THE CORPORATION AND THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNER AND MORTGAGEE, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT AND UNPUBLISHED REVISIONS TO THE PLAT, THE FOLLOWING INFORMATION IS TRUE AND CORRECT: a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST HEREIN; b) THE ASSUANCE OF A MORTGAGE FROM THE CONSTRUCTION OF ANY PART OF THE PLAT; OR c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PREVIOUSLY FILED AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:
THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THE PLAT.

BARBARA G. KELLE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
WASHINGTON COUNTY
STATE OF UTAH

ON THE _____ DAY OF _____, A.D. 2011, PERSONALLY APPEARED BEFORE ME, BARBARA G. KELLE, ASSISTANT GENERAL MANAGER OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT OF (WATER IMPACT FEES)

THE UNDERSIGNED, _____, MANAGING MEMBER OF QUALITY DEVELOPMENT, LLC, DO HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

QUALITY DEVELOPMENT, LLC

BY: _____ MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 2011, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, _____, AND FOR SAID STATE AND COUNTY, _____, WHO BEING DULY SWORN, DO SAY THAT THE FOREGOING ACKNOWLEDGMENT OF WATER IMPACT FEES WAS SIGNED BY THE MANAGING MEMBER OF QUALITY DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING ACKNOWLEDGMENT OF WATER IMPACT FEES IN FULL KNOWLEDGE OF HIS RIGHTS AND OBLIGATIONS, AND THAT HE IS A MEMBER OF THE BOARD OF DIRECTORS OF THE CORPORATION AND THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CORPORATE ACKNOWLEDGMENT OF (WATER IMPACT FEES)

THE UNDERSIGNED, _____, MANAGING MEMBER OF RIM ROCK OFFICE CONDOMINIUM, DO HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

RIM ROCK OFFICE CONDOMINIUM

BY: _____ MANAGING MEMBER

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 2011, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, _____, AND FOR SAID STATE AND COUNTY, _____, WHO BEING DULY SWORN, DO SAY THAT THE FOREGOING ACKNOWLEDGMENT OF WATER IMPACT FEES WAS SIGNED BY THE MANAGING MEMBER OF RIM ROCK OFFICE CONDOMINIUM, AND THAT HE EXECUTED THE FOREGOING ACKNOWLEDGMENT OF WATER IMPACT FEES IN FULL KNOWLEDGE OF HIS RIGHTS AND OBLIGATIONS, AND THAT HE IS A MEMBER OF THE BOARD OF DIRECTORS OF THE CORPORATION AND THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

RIM ROCK OFFICE CONDOMINIUM

NORTHEAST & SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

BUSH & GUDGEON, INC.
Engineers - Planners - Surveyors
1000 West 1000 North
Salt Lake City, UT 84119
www.bushandgudgeon.com



Drawn: DATE
Check: DATE
Scale: 1"=40'
North: 1/4"=40'
Title: 1/4"=40'

RIM ROCK OFFICE CONDOMINIUM
SECTION 28, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN
SHEET 4
PLAT 21126

NO.	DATE	BY	REVISION
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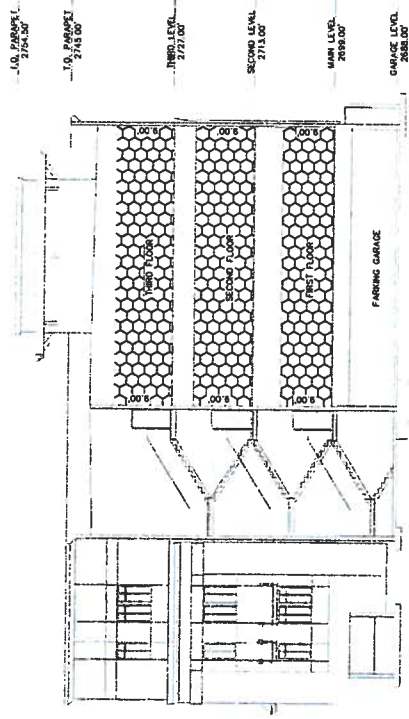
BUSH & GUDGELL, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 305 WEST 15TH STREET, SUITE 200
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.BUSHGUDGELL.COM



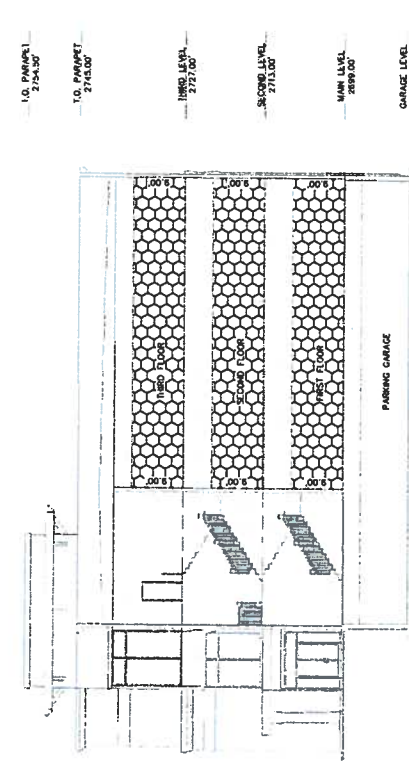
Drawn: _____
 Checked: _____
 Approved: _____
 Date: _____

RIM ROCK OFFICE CONDOMINIUM
 LOCATED IN
 NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 15 WEST,
 SALT LAKE BASE & MERIDIAN

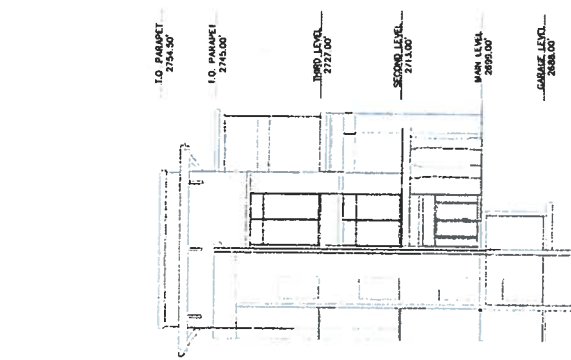
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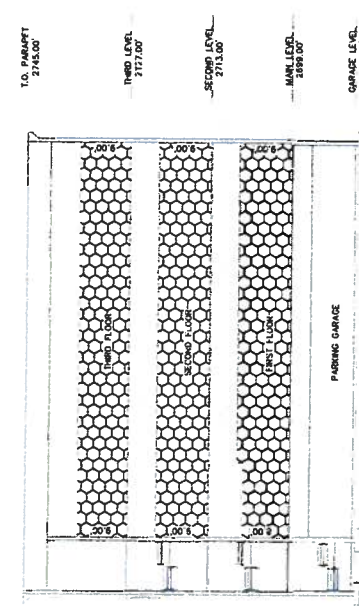
WEST ELEVATION



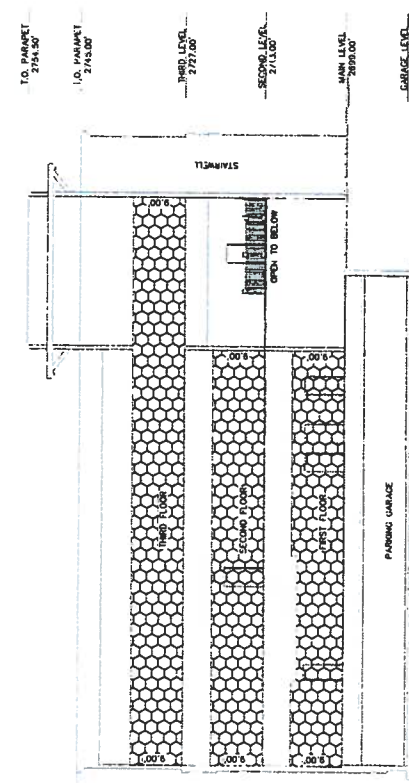
EAST ELEVATION



ELEVATOR SHAFT ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



RIM ROCK OFFICE CONDOMINIUM
 LOCATED IN
 NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN

LEGEND
 SPECIES PRIVATE OWNERSHIP
 SPECIES COMMON AREA

PCR ITEM 4C

Final Plat

PLANNING COMMISSION AGENDA REPORT: 10/22/2013
CITY COUNCIL MEETING: 11/07/2013

FINAL PLAT

Stone Cliff Subdivision Phase 12

Case No. 2013-FP-052

Request: Approval of a 2 Lot Residential Subdivision Final Plat

Representative: Reid Pope, Pope Engineering

Property: Located at approximately 2000 East Pinnacle Drive (Stone Cliff Development – west of the water tank)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

STONE CLIFF - PHASE 12

BOUNDARY DESCRIPTION

[illegible]

STONE CLIFF - PHASE 12

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DEED REDED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBSCRIBED BY TWO TRUSTEES AND COUNTERPARTY IN THE MANNER AND FORM HEREIN SET FORTH:

[illegible]

STATE OF UTAH
COUNTY OF WASHINGTON

[illegible]STATE OF UTAH
COUNTY OF WASHINGTON J.A.

ON THE DAY OF 2011, PERSONALLY APPEARED BEFORE ME [REDACTED] AND THAT HE ENJOINED THE [REDACTED] WHO DROVE DULY [REDACTED] IN THE PRESENT OF HENRIQUE SAUER, INC., AND THAT HE ENJOINED THE [REDACTED] ON MONTICELLO ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A [REDACTED] OF SAID CORPORATION AND HE DID ADVISE ME THAT THE CORPORATION [REDACTED] THE SAME AND THE U.S.G.A. AND HE ADVISOR RELATED THEREOF.

THE UNDISCLOSED HOMEAGE BANK INC. ACKNOWLEDGE RECORD OF THE "STORM CLIFF" AND "BURNING" DOES HEREBY CONSENT TO THE RECORDED OF THE HARBOR ON STUDD BARNHAM. THE RECORD OF C.C.A. 1, 2 AND HEREBY CONSENTS TO THE RECORDING AND

COVERING OF ALL EVENTS AT ALL POINTS

L. R. POPE ENGINEERING INC.

APPROVAL OF PLANNING AND ZONING OFFICIAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY ST. GEORGE CITY	TREASURER APPROVAL	RECORDED NUMBER
<p>PLANNING AND ZONING OFFICIAL FOR THE CITY OF ST. GEORGE HAVE REVIEWED THE SUBMISSION AND RECOMMENDED THE SAME FOR APPROVAL BY THE CITY OF ST. GEORGE. UT.</p> <p>PLANNING AND ZONING OFFICIAL _____</p>	<p>THE ENGINEER SUBMISSION SHALL HAVE BEEN REVIEWED BY THE ENGINEER AND RECOMMENDED FOR APPROVAL WITHIN THE INFORMATION CONTAINED IN THIS OFFICE THE DATE OF _____, JULY 2013.</p> <p>ENGINEER _____</p> <p>CITY OF ST. GEORGE</p>	<p>APPROVAL AS TO FORM. THIS THE DATE OF _____, JULY 2013.</p> <p>CITY ATTORNEY _____</p> <p>CITY OF ST. GEORGE</p>	<p>ON THIS ST. GEORGE, JULY 2013, THE PLANNING COMMISSION OF THE CITY OF ST. GEORGE HAS REVIEWED THE SUBMISSION OF THE PRINCE OF PEACE PLANT AND HAS RECOMMENDED THE SAME FOR APPROVAL BY THE CITY OF ST. GEORGE. UT.</p> <p>COMMISSIONER PLANNING COMMISSION _____</p> <p>CITY OF ST. GEORGE</p>	<p>WE, THE MAYOR AND THE CITY OF ST. GEORGE, HAVE REVIEWED THE SUBMISSION OF THE PRINCE OF PEACE PLANT AND HAS RECOMMENDED THE SAME FOR APPROVAL BY THE CITY OF ST. GEORGE. UT.</p> <p>MAYOR _____</p> <p>CITY OF ST. GEORGE</p>	<p>WASHINGTON COUNTY TREASURER, CERTIFY THAT ALL TAXES DUE TO THE CITY OF ST. GEORGE HAVE BEEN PAID AND DEDUCTED FROM THIS INFORMATION. PRINCE OF PEACE PLANT HAS BEEN PAID IN FULL.</p> <p>WASHINGTON COUNTY TREASURER _____</p>	

PCR ITEM 4D

Final Plat

PLANNING COMMISSION AGENDA REPORT: 10/22/2013
CITY COUNCIL MEETING: 11/07/2013

FINAL PLAT

Sun River St. George Phase 19

Case No. 2013-FP-018

Request: Approval of a 18 Lot Residential Subdivision Final Plat

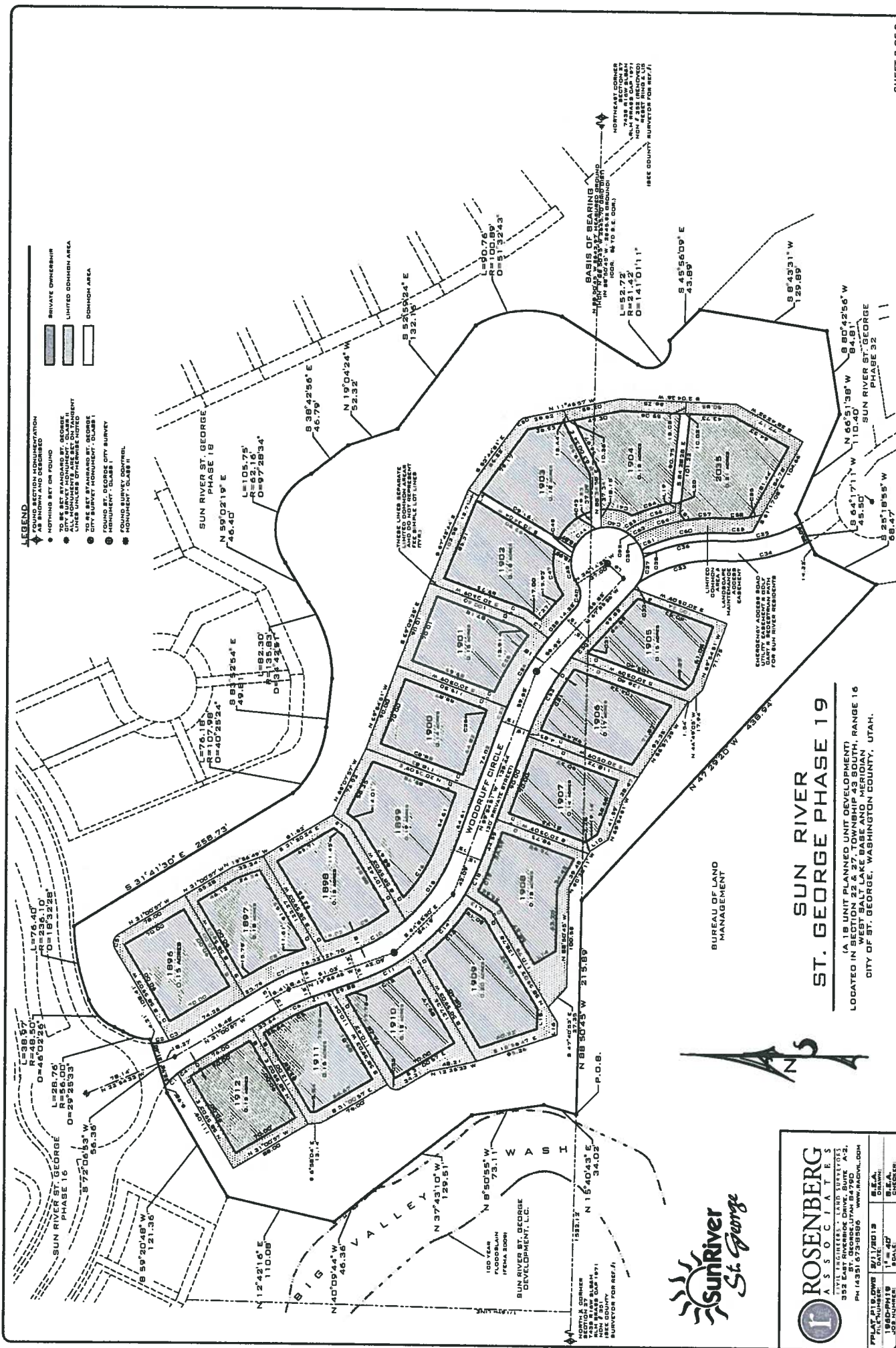
Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at approximately 4900 South and 2000 West, along
Woodruff Circle (Sun River – south of the roundabout located on
Horizon View Drive)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed
by the Community Development Department staff, (which includes
New Development Division staff and Planning & Zoning staff) and
Legal Department staff and it meets all of the preliminary plat
conditions and approvals.

P.C.: The Planning Commission recommends approval.



PCR ITEM 5

Minor Subdivision

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

10/22/2013
11/07/2013

MINOR SUBDIVISION
IHC Health Services
Case No. 2013-LRE-022

Request: Approval of a 3 Lot Commercial Minor Subdivision

Representative: Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770

Property: Located east of Medial Center Drive (Foremaster Ridge)

Zone: R-1-10

Staff Comments: All aspects of this Minor Subdivision were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

[illegible]

SCOTT A. BOOLEY P.L. 134613

PARCEL #1

[illegible]

THE PURPOSE OF THIS BUNNY WAS TO PROVIDE A MAJOR BACKGROUND OF THE INFORMATION MANUELS AND TO BRING THE PROPERTY INTO A SEPARATE PARCEL FOR FUTURE DEVELOPMENT.

FOUND SECTION SCRAMBLED AS NOTED
FOUND CLAS 1 TIME & US BOMBARD
FOUND S&S RECALL A CAP
MAY HAVE A CAP TIL 17-0410
ALUMINUM DISCREPANCY CO

SECTION LINE
PROPERTY LINE
FENCE LINE

RECORD SURVEY FOR MINOR SUBDIVISION

LOCATION: SW 1/4 SEC. 28 & NW 1/4 SEC. 33,
T. 42 S. R. 15 W. SUBAM.

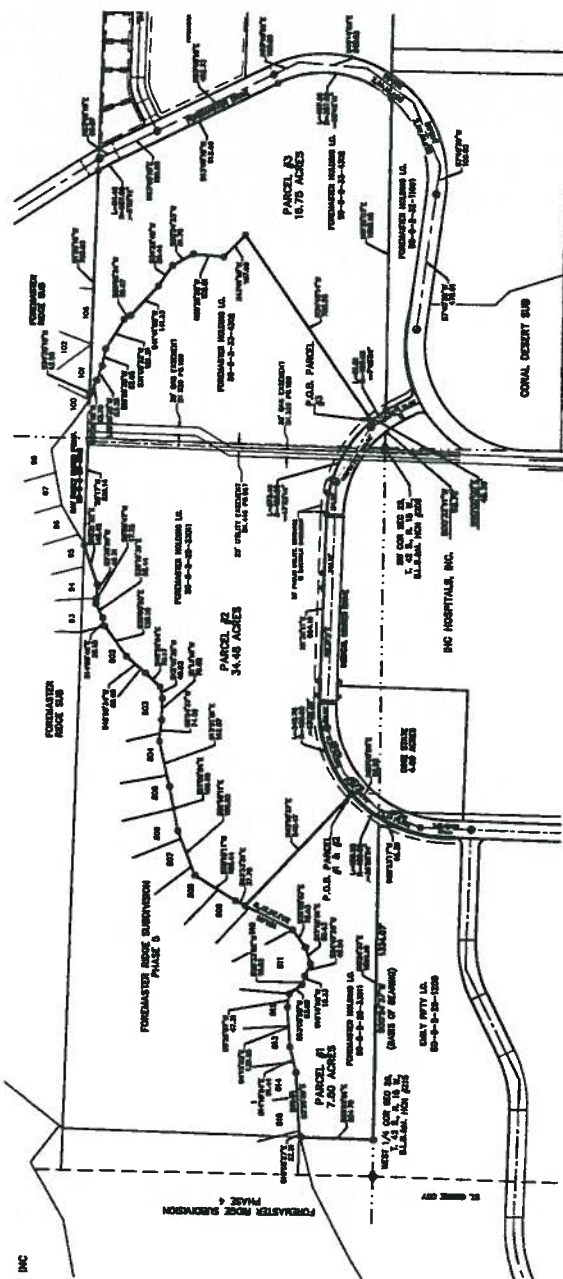
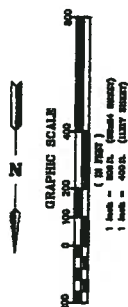
PREPARED FOR: IHC HEALTH SERVICES INC.

SURVEY DATE: SEPTEMBER 2013



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

T: 435.628.6500 • F: 435.628.6553 • alpha-engineering.com

[illegible]

September 3, 1958

[illegible]

Investigations: IIR, TIS action made as last

PCR ITEM 6A

Easement Vacation

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

10/22/2013
11/07/2013

EASEMENT VACATION

Wittwer

SG-5-3-3-237 & SG-5-3-3-238

Case No. 2013-LRE-023

Request: Approval of an Easement Vacation

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

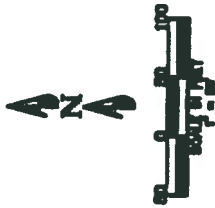
Property: Located at 3394 East 2000 South Street

Zone: A-1

Staff Comments: All aspects of this Easement Vacation were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

P.C.: The Planning Commission recommends approval.

ST. LOUIS, Mo. (AP) — A federal grand jury indicted a St. Louis man on charges of conspiring to defraud the federal government by obtaining a contract to build a bridge over the Mississippi River. The indictment was returned Tuesday by the grand jury, which is part of the U.S. District Court in St. Louis.



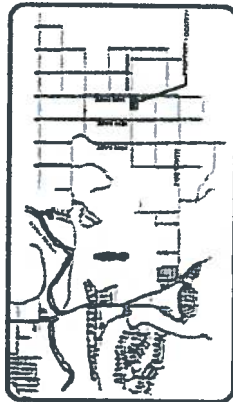
1. The first step in the process of identifying a potential threat is to conduct a thorough background check on the individual. This includes checking for any criminal history, mental health records, and any other information that might be relevant to the situation.

2. Once the background check is complete, the next step is to assess the individual's behavior and any potential warning signs. This can be done through direct observation, interviews with others who know the individual, and by monitoring any communication or activity that might be suspicious.

3. If a potential threat is identified, it is important to take immediate action to mitigate the risk. This may involve contacting law enforcement, implementing security measures, or other steps that are appropriate to the situation.

4. Finally, it is important to maintain ongoing communication and monitoring of the individual. This helps to ensure that any changes in behavior or circumstances are quickly identified and addressed.

R&B SURVEYING, INC.



NOT TO SCALE

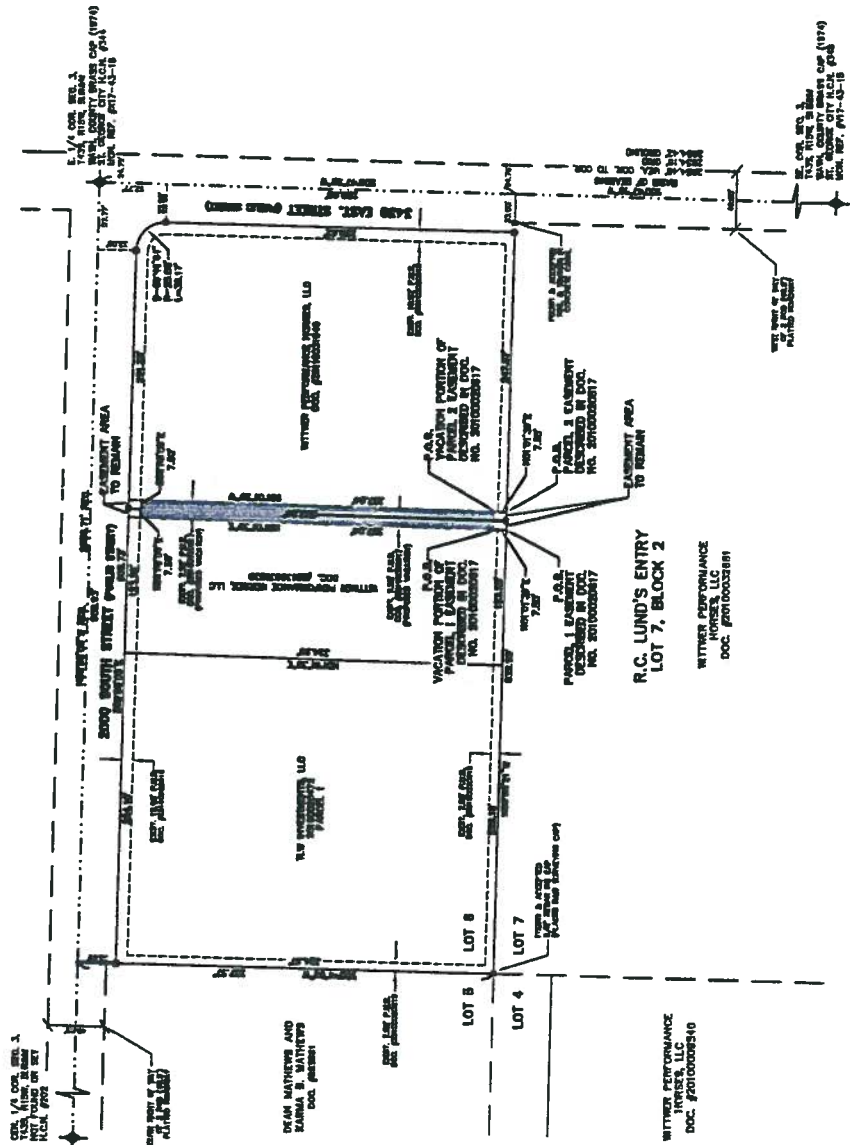
ALL OF THESE OTHER VIEWS

CALL IN 1-800-368-2262

FOR THE LOWEST PRICES AND BEST SERVICE

CALL 1-800-368-2262

FOR THE LOWEST PRICES AND BEST SERVICE



PCR ITEM 6B

Lot Split

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

10/22/2013
11/07/2013

LOT SLIT

IHC Health Services & LDS Church

SG-832-C-1

Case No. 2013-LRE-024

Request: Approval of a Lot Split

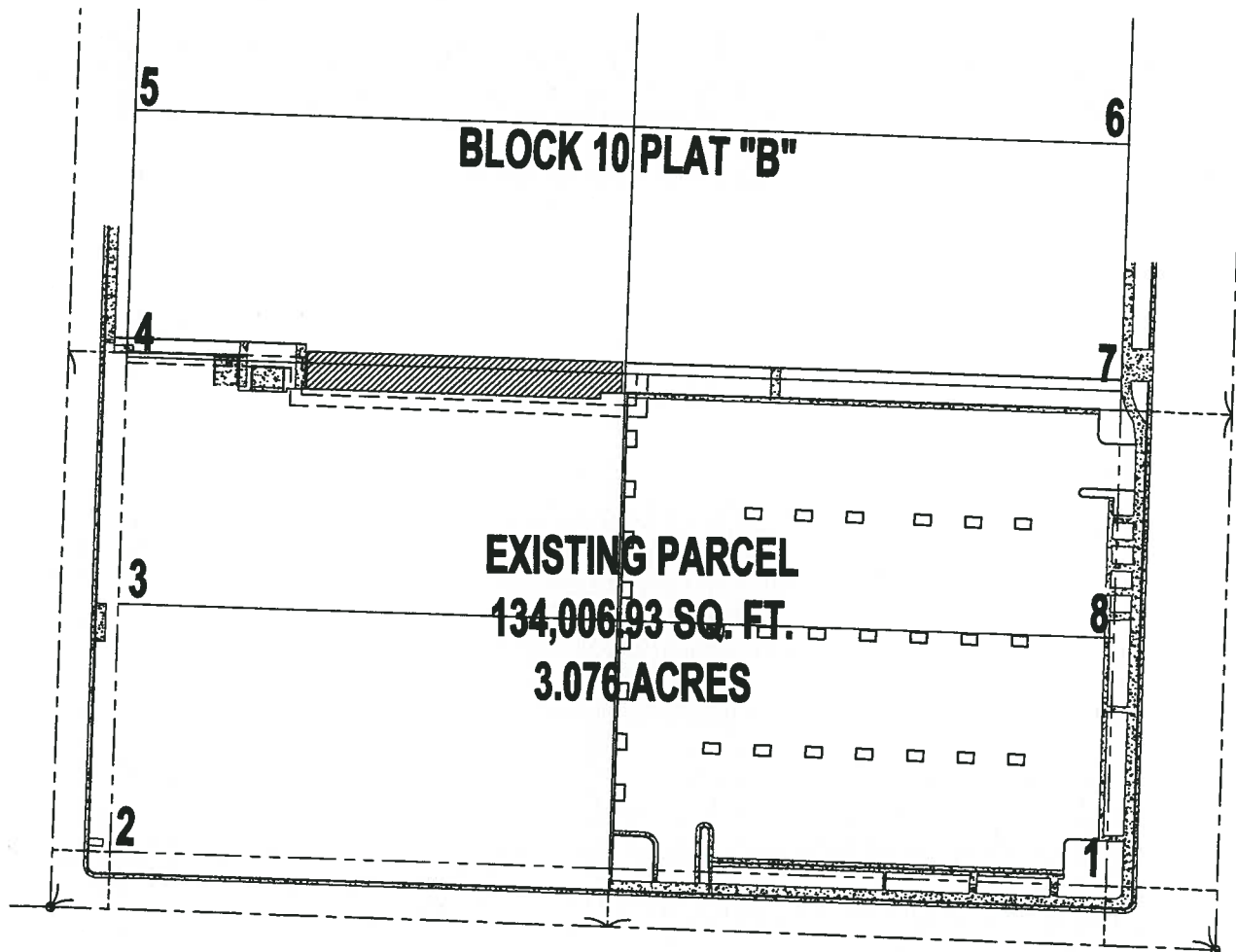
Representative: Clay Tolbert, Southwest Consulting Services
435 East Tabernacle, Suite 302
St. George, UT 84770

Property: Located at between 200 East St. and 300 East St. and north of 600 South St.

Zone: RCC & A-P

Staff Comments: All aspects of this Lot Split were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

P.C.: The Planning Commission recommends approval.



SOUTHWEST CONSULTING SERVICES
Civil . Structural . Transportation

435 East Tabernacle, Suite 302
St George, UT 84770

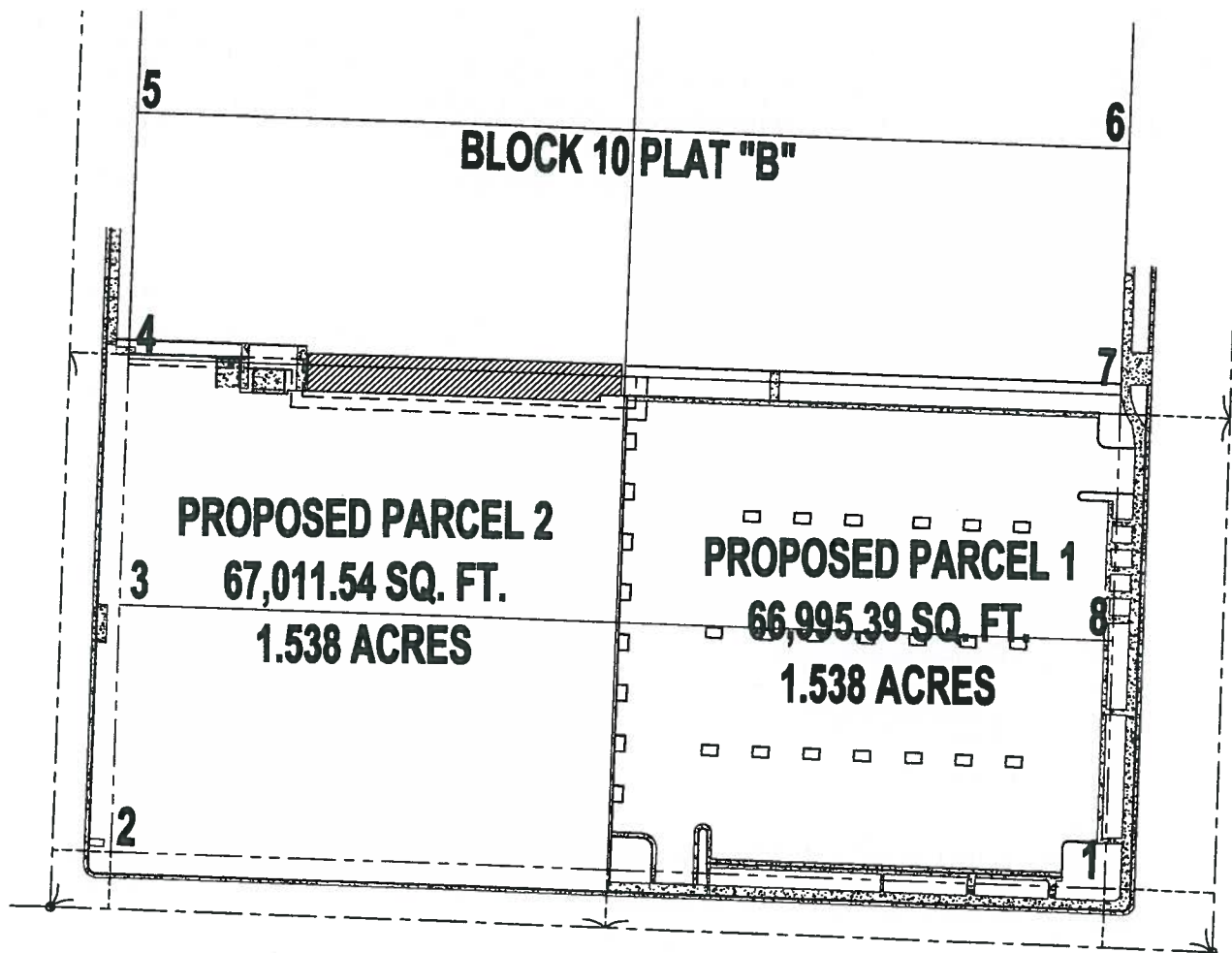
Phone 435.862.7865
www.scs-eng.com

EXHIBIT 'A'

RECORD OF SURVEY -
LOT SPLIT
200 EAST 600 SOUTH
St George, UT

BEFORE LOT SPLIT

SCALE: 1"=100'



SOUTHWEST CONSULTING SERVICES
Civil . Structural . Transportation

435 East Tabernacle, Suite 302
St George, UT 84770

Phone 435.862.7865
www.scs-eng.com

EXHIBIT 'B'

RECORD OF SURVEY -
LOT SPLIT
200 EAST 600 SOUTH
St George, UT

AFTER LOT SPLIT

SCALE: 1"=100'

PCR ITEM 7

CUP / Garage Wall Height Setback Reduction

PLANNING COMMISSION AGENDA REPORT: 10/22/2013
CITY COUNCIL MEETING: 11/07/2013

CONDITIONAL USE PERMIT Case No. 2013-CUP-016

Request: To construct a detached residential garage with a building wall height of ten (10') feet with a setback of eighteen (18") inches (to the side and rear walls). The wall height exceeds the allowable building wall height of eight (8') feet for a setback of five (5') feet or less to the rear and side property lines, unless a conditional use permit is granted lesser setback.

Property: The subject residence is at: 3627 South 2870 East

Applicant: Mr. Troy Christensen
3627 South 2870 East
St. George, Utah 84790

Zoning: R-1-10 (Single-Family Residential – 10,000 s.f. minimum lot size)

Ordinance: The Title 10, Chapter 7B "Modifying Regulations," Section 10-7B-6(B)(6) reads: *"Building setbacks from rear and side property lines vary depending on the height of the vertical wall nearest to side or rear property line according to the following table (unless a conditional use permit is granted for a higher wall):"*

<u>Setback From Property Line</u>	<u>Height Of Building Wall</u>
0 feet _ 5 feet	8 feet
5 feet _ 10 feet	10 feet

This structure has a ten (10') foot high wall, thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences

Comments:

1. The detached garage is located in the rear yard thirteen (13') feet from the main dwelling and eighteen (18") inches from the side and rear property lines.
2. The structure's overall height is fourteen (14') feet.
3. Mr. Christensen has indicated to staff that the detached garage will have the same finishes and colors as the existing home, see attached narrative.
4. Planning Commission **Recommends Approval (7-0).**

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The garage will have the same colors and finish materials as the existing home.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
The applicant will be installing rain gutters with splash extensions to prevent any stormwater runoff onto the adjacent properties.		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The detached garage wall height is 10' feet. The wall height of the garage is mitigated due to the applicant's property being lower than the two adjacent properties where the garage is located.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
A detached garage is within the existing character of the zone.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

City of St George
26-Sep-13

Proposed Use for Conditional Use Permit

I am applying for a conditional use permit to allow a 10' garage wall that is 18" from the property line in the back and side. The current code allows for an 8' wall with 0" setback. The garage has already been framed to match the existing house/garage height. Lowering the wall height on the garage to 8' really doesn't make sense and is not practical. The amount of effort required would be considerable and it would reduce the utility of the garage and make the front garage door opening difficult to frame. See attached pictures.

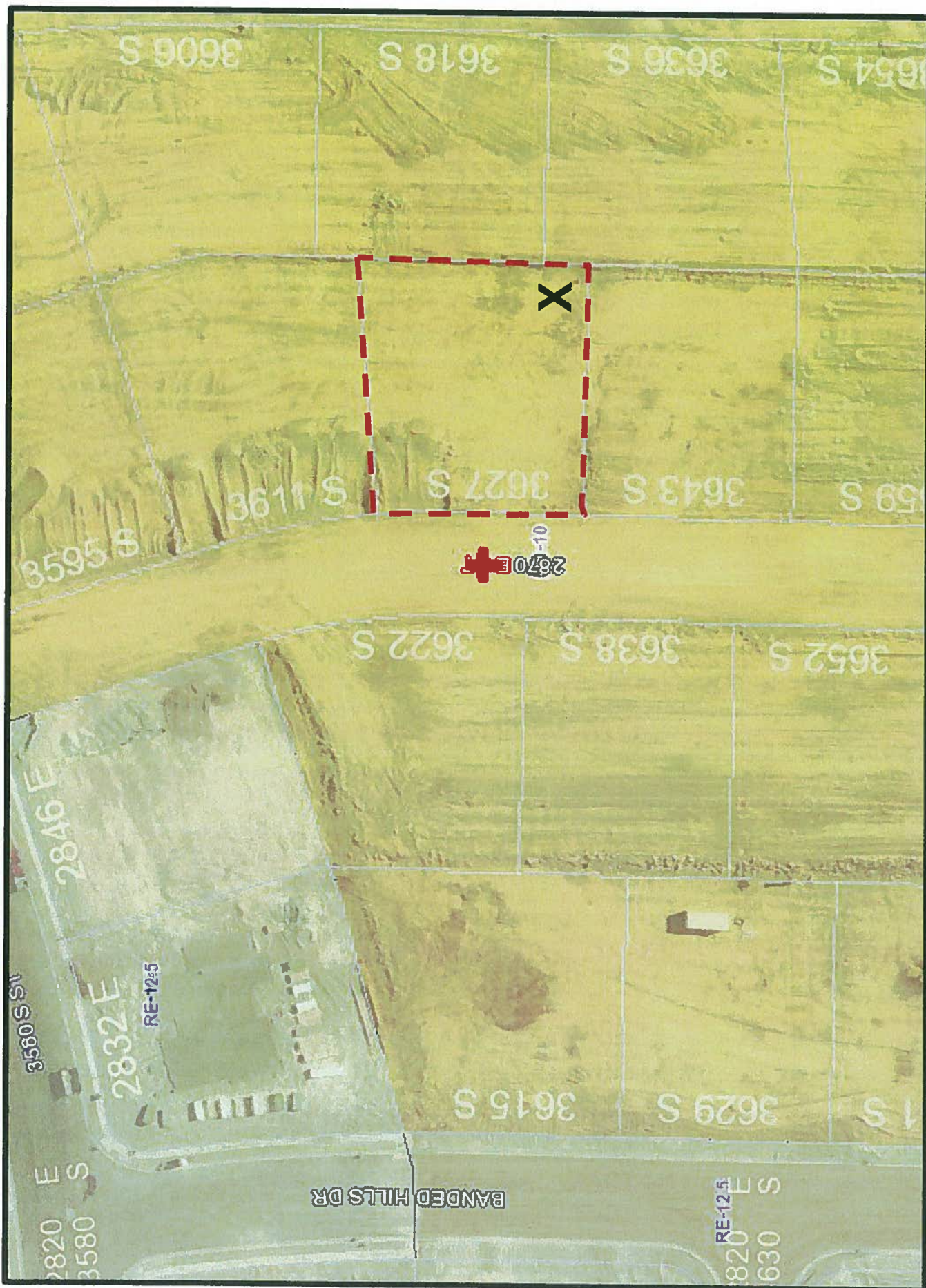
We will make an extra effort to install a rain gutter with splash-guard flashing on the back and side property and make sure all water from the roof is diverted to my property out to the front of the house and to the street. The 10' wall will not obstruct any views because the house is considerably taller. The garage will be made out of the same materials as the house with stucco walls and tile roof to match so it will be aesthetically pleasing. We are ready to finish the project as soon as the conditional use and building permit are granted.

Thank you for your help.

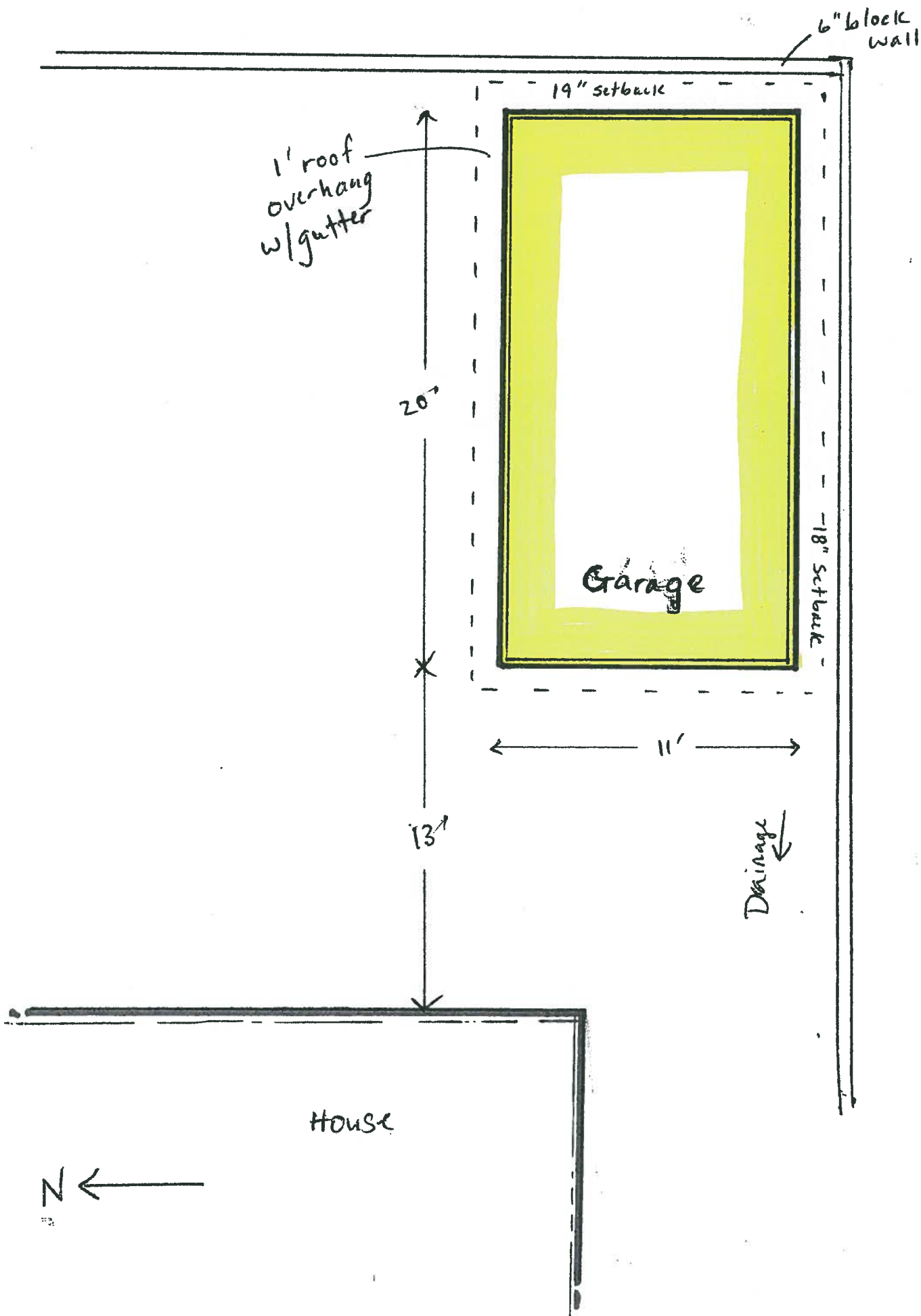
Best regards,

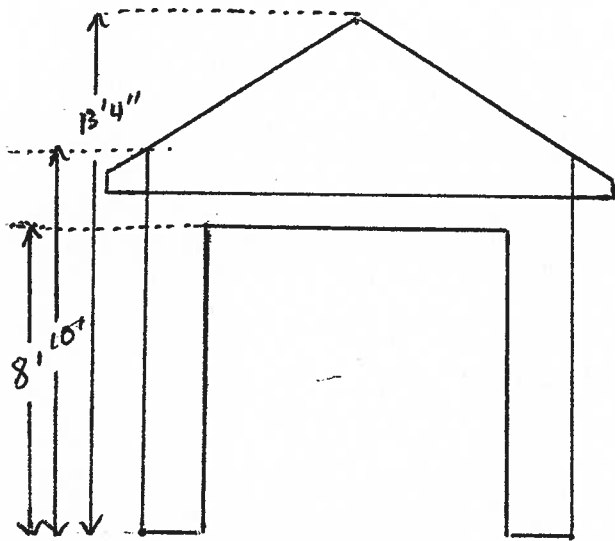


Troy Christensen
3627 S 2870 E
St George, UT 84790
513.253.7285

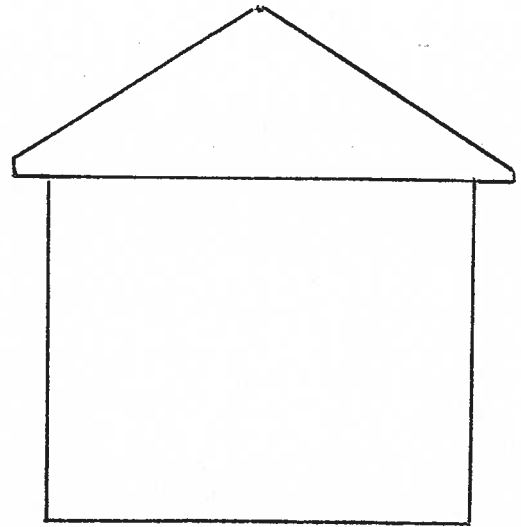


Vicinity & Zoning Map

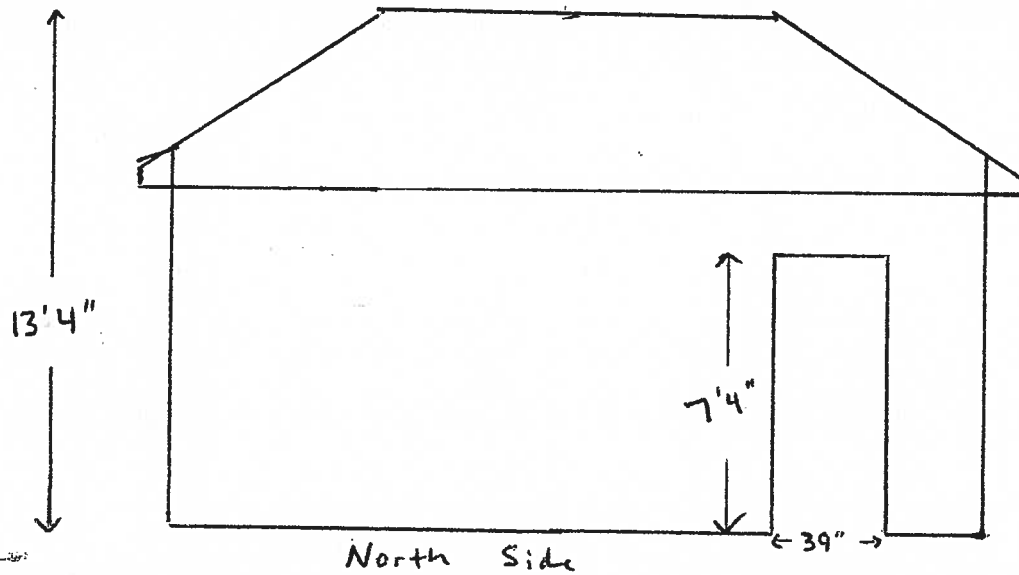




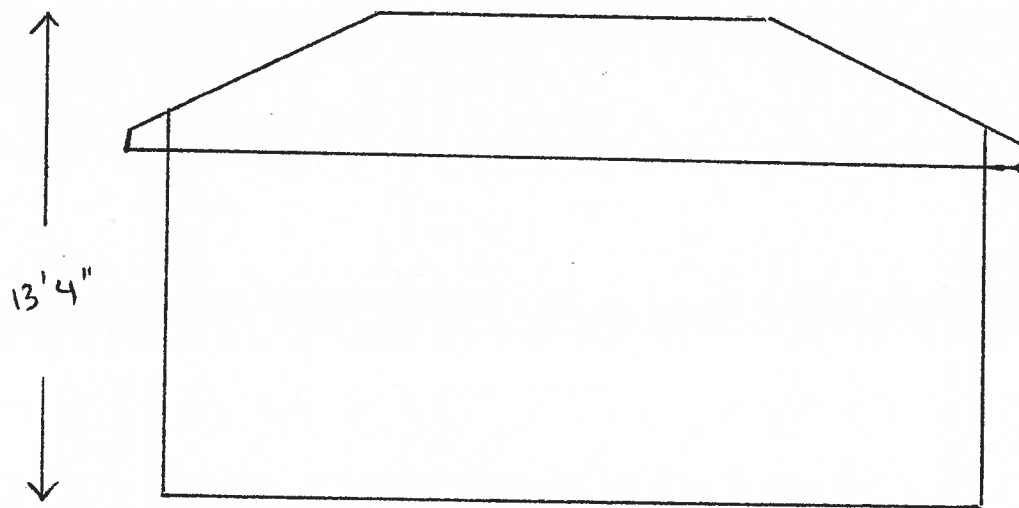
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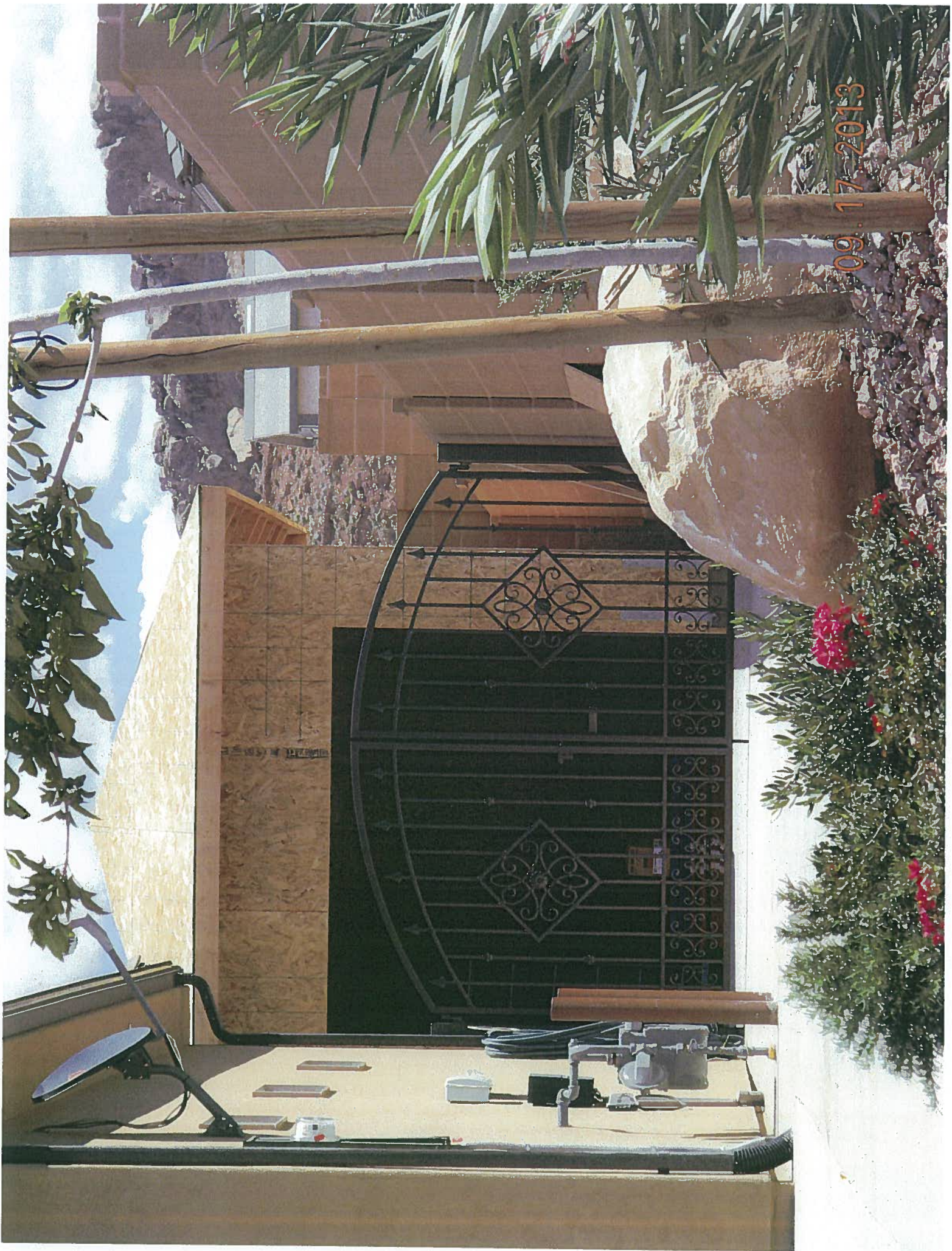
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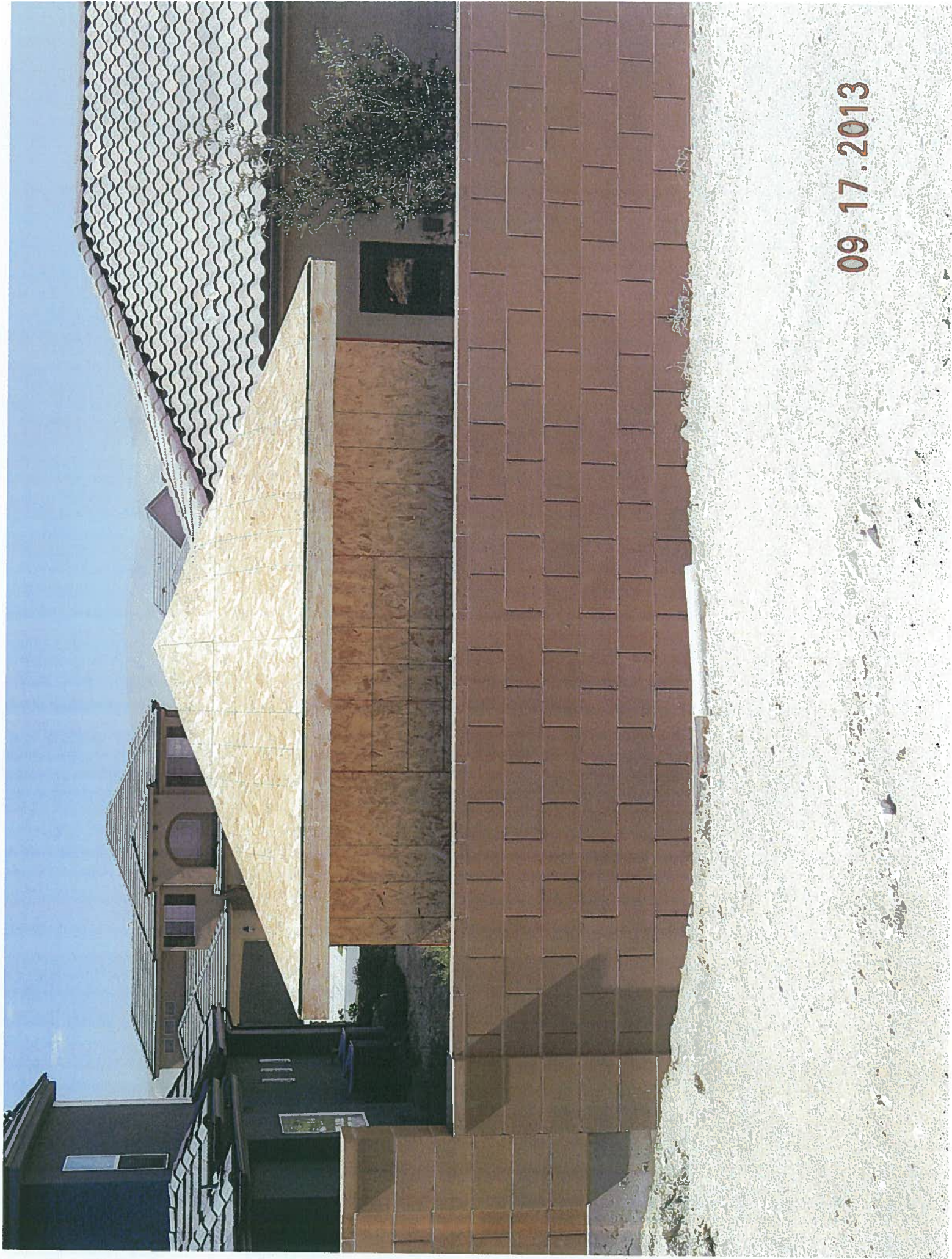


North Side



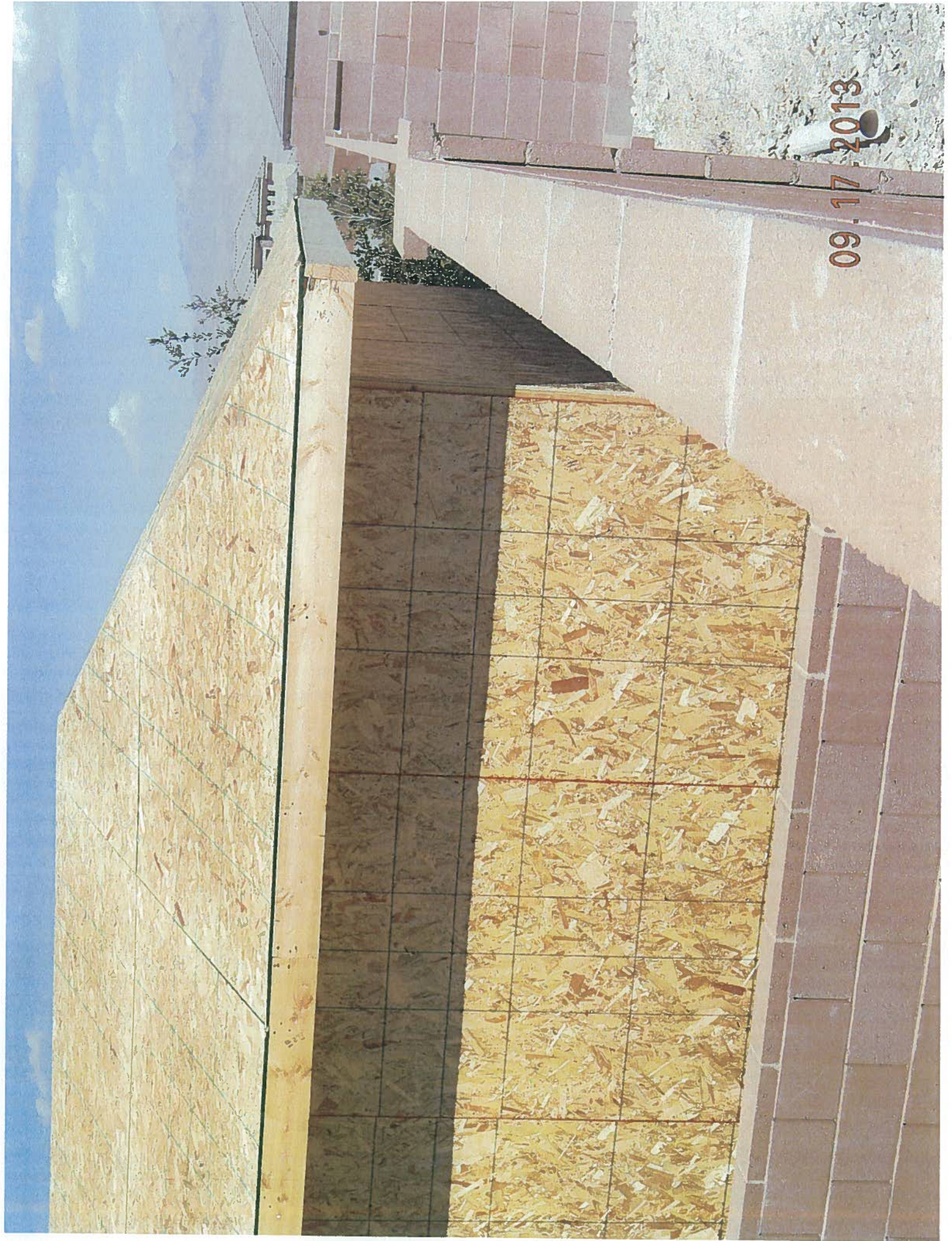
South Side





09 17 . 2013

09.17.2013



DRAFTAgenda Item Number : **6D**

Request For Council Action

Date Submitted 2013-10-21 09:25:32**Applicant** Mr. Troy Christensen**Quick Title** CUP for wall height of detached garage**Subject** Consider a request for a Conditional Use Permit to construct a detached garage with a wall height of 10' which is located within 18" of the side and rear property lines. The detached garage is located behind the residence at 3627 S. 2870 E. in a R-1-10 zone.**Discussion** The zoning code states that detached accessory buildings within 5' of the side or rear property line shall not exceed a building wall height of 8' unless a taller wall height is approved via a CUP. The overall garage height will be 14' (15' allowed) so overall height is not an issue, just the side building wall.**Cost** \$0.00**City Manager Recommendation** Planning Commission recommends approval on a 7-0 vote.**Action Taken****Requested by** Craig Harvey (BN)**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **6E**

Request For Council Action

Date Submitted 2013-10-29 15:53:35**Applicant** Ever Gonzalez**Quick Title** Outlier Conference Series**Subject** Consideration of a request to waive the Special Event fee and Ridge Top Conference Facility use fee.

Discussion The City has received a request from Outlier Labs to hold a conference series at the Ridge Top Complex on Friday, January 24, 2014. This event would host 150 entrepreneurs from around the United States. Outliers aim is to unite entrepreneurs, investors, startups and startup supporters through a series of outlier events including workshops, high profile keynote speakers and hosting a startup/business competition.

Cost \$0.00

City Manager Recommendation Recommend approval. This group has the potential to help small businesses get started and become successful through networking opportunities.

Action Taken**Requested by** Bill Swensen**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

FOR OFFICE USE ONLY

JANUARY 24, 2014

Insurance Received:	Date Received: 10-14-2013
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME:

Applicant's Name: EVER GONZALEZ

Organization: OUTER LABS

Mailing Address: 90 EAST 100 SOUTH

City, State, Zip: ST. GEORGE UT. 84770

Day Phone:

Cell/other:

E-mail: EVER@OUTERLABS.COM

Event Web Address (if applicable): WWW.OUTERLABS.COM

Alternate contact name: JIM BOYD

Day Phone:

Cell/other:

E-mail:

EVENT DETAILS

LOCATION HANGER @ OLD AIRPORT

Location Details/Address:

Event	Date(s): JAN 24, 2014	Start time: 3pm	End time: 2pm
Set-up	Date(s): JAN 23, 2014	Start time: 6AM	End time: 6pm
Clean-up	Date(s): JAN 25, 2014	Start time: 8AM	End time: 2pm

Is this a recurring event? NO

If yes; daily, weekly or other?

Is this a Annual Event? NO

If yes; Same date and Place?

TYPE OF ACTIVITY check all that apply:

☐ Film Production☐ Parade☐ Cycling☐ 5K☒ Training Event☐ Festival☐ Outdoors Sales☐ Fun run☐ Sporting☐ 10K☐ Block Party☐ Religious☐ Dance☐ 1/2 Marathon☐ Other:

PARTICIPANTS

Number of participants expected: 150

Number of volunteers/event staff: 15

☒ Open to the Public☐ Private Group/PartyIf event is open to the public, is it: ☒ Entrance Fee/Ticketed Event?☐ Fee for Participants/
Racers/Runners Only

EVENT _____

SPECIAL EVENT PERMIT APPLICATION

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

- ☐ Vendors/merchants Quantity: 4
☒ Vendors giving away products/services ☐ Vendors selling products/food
☐ Food ☐ given away ☒ catered by restaurants/vendors ☐ prepared on site
☐ Alcoholic Beverages ☐ beer stands ☐ fenced in beer garden ☐ liquor sales
- SW Utah Health Dept., (435) 986-2580
Utah DABC, (801) 977-6800
Bus. Licensing, (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

- ☐ Tents/Pop-up Canopies Amount: _____ Dimensions: _____
☐ Temporary Stage Dimensions: _____
- SG Fire Dept. (435) 627- 4150
- Description of Tents/Canopies/Stage, etc.: _____

SITE SETUP/SOUND *check all that apply (please include details on site map)*

- ☐ Fencing/Scaffolding
☐ Barricades
☐ Portable Sanitary Units *(must obtain privately)*
☒ Music *if yes, check all that apply* ☐ Acoustic ☒ Amplified *(must obtain privately)*
☐ PA/Audio system Type/Description: _____
☐ Fireworks / Fire Performances / Open Flame
☐ Propane/Gas on site
☐ Trash/Recycle bin coordination on site
- SG Fire Dept. (435) 627- 4150
SG Fire Dept. (435) 627- 4150
WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

- ☐ Road Use Location: _____
(please include details on site map) SG City Public Works Dept.,
(435) 627-4050
- ☐ Sidewalk Use Location: _____ ☐ Will stay on sidewalks and
(please include details on site map) follow pedestrian laws
- ☐ Parade # of Floats: _____

SECURITY/OTHER

- ☐ Private Security/Officers Company name: _____ # of Personnel: _____
☐ Animals Quantity: _____ What kind: _____
☐ Motion Pictures/Videos ☐ Other: _____
- You may begin to coordinate in advance with these contacts:*

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

EVER GONZALEZ

Print Applicant's Name

Applicant's Signature

Date

9/25/2013

- ☐ Please do NOT include my event on the City Event Calendar Website

EVENT _____

SPECIAL EVENT PERMIT APPLICATION

Page 3 of 5

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL ADD ANY ADDITIONAL INFORMATION OR PAGES

- Please be sure to include any elements of your event that will help our review committee.

OUTLIER CONFERENCE SERIES IS THE CONFERENCE ARM OF OUTLIER LABS, THE COWORKING SPACE HERE IN ST. GEORGE UTAH.

OUTLIER CONFERENCE SERIES WILL BE HELD ON JAN 24TH 2014 IN ST. GEORGE UTAH. WE PLAN ON HOSTING 150 ENTREPRENEURS FROM AROUND THE US.

OUTLIER LABS AIM TO UNITE ENTREPRENEURS, INVESTORS, STARTUPS, AND STARTUP SUPPORTERS THROUGH A SERIES OF OTHER EVENTS.

WE WILL BE RUNNING WORKSHOPS, INVITING HIGH PROFILE ENTREPRENEURS TO BE OUR KEYNOTE SPEAKERS, AS WELL AS HOSTING A STARTUP/BUSINESS COMPETITION.

ALL ACTIVITIES WILL BE HELD LOCALLY IN ST. GEORGE AND WE'RE ASKING FOR PERMISSION TO USE THE OLD HANGAR AT THE OLD AIRPORT.

— EVER GONZALEZ
OUTLIER LABS
562.879.5296

DRAFTAgenda Item Number : **6F**

Request For Council Action

Date Submitted 2013-10-31 08:10:27**Applicant** Ron Thompson**Quick Title** Water Conservancy District Update**Subject** Consider approval to add the Sand Hollow Regional water line to the District's Capital Facilities Plan and a brief update on district activities.**Discussion****Cost** \$0.00**City Manager Recommendation** WCWCD needs City approval to include the Sand Hollow regional transmission line to their capital improvement plan. Recommend approval.**Action Taken****Requested by** Christina Fernandez**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

DRAFTAgenda Item Number : **6G**

Request For Council Action

Date Submitted 2013-10-30 13:41:01**Applicant** Rich Stehmeier**Quick Title** Airport Pavement Preservation Grant**Subject** Consider approval of a grant for airport pavements and pavement marking.**Discussion** The airport pavements are three years old now and need to be sealed. There is over \$1,000,000 of pavement sealing work that needs to be done. Rich has obtained a grant through the State Division of Aeronautics to get started with a first phase. It is enough to seal the runway. The total estimated cost of the first phase is \$405,000. The FAA will pay \$180,000 and the City will pay \$225,000 using PFC funds.**Cost** \$225,000**City Manager Recommendation** Recommend approval. PFC funds are normally used for capital projects and this qualifies. No negative effect on current budget as we have not programmed the PFC's for a specific project.**Action Taken****Requested by** Larry H. Bulloch**File Attachments** [FAA Pavement Preservation Grant.pdf](#)**Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments****Attachments** [FAA Pavement Preservation Grant.pdf](#)

UTAH DEPARTMENT OF TRANSPORTATION

AERONAUTICAL OPERATIONS DIVISION

**PROJECT APPLICATION AND GRANT AGREEMENT
FOR STATE AID FOR DEVELOPMENT OF PUBLIC AIRPORTS**

Part 1 - Project Information

St. George City (hereinafter called the "Sponsor") hereby makes application to the Utah Department of Transportation (hereinafter called the "State") for a grant of state funds pursuant to Title 72, Chapter 10, Aeronautics Act, for the purpose of aiding in financing an improvement project (hereinafter called the "project") for the development of the **St. George Municipal Airport**, (hereinafter called the "Airport") located in **St. George City, Washington County**.

It is proposed that the Project consists of the following described airport improvements or development:

Pavement Preservation

as shown on the attached map accompanied by a detailed engineering cost estimate showing each item in the Project by description, quantity, unit cost, total cost, engineering and contingencies. [The map will show (1) the boundaries of the Airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the Sponsor for airport purposes, and proposed additions thereto; (2) the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars, and roads), including all proposed extensions and reductions of existing airport facilities; (3) the location of all existing and proposed non-aviation areas and of all existing and proposed improvements thereon including the access road; and (4) airport vicinity zoning.] It is understood that the State will approve in writing the project plans and specifications before start of construction.

The estimated total project is \$ **405,000**. The requested State share of the project is \$ **180,000**.

Other governmental agencies granting money to the project are

The Project engineer is intended to be _____.

The FAA Project No. is N/A (if applicable)

Part II - Representations

The Sponsor hereby represents and certifies as follows:

1. Legal Authority - The Sponsor has the legal power and authority to:
 - (1) do all things necessary in order to undertake and carry out the Project in conformity with applicable statutes;
 - (2) accept, receive, and disburse grants of funds from the State in aid of the Project;
 - (3) carry out all of the provisions of Parts III and IV of this document.
2. Funds - The Sponsor now has **\$225,000** available for use in defraying its share of the Project.

Part III – Sponsor’s Assurances

In consideration for grant monies made available to the airport, the Sponsor hereby covenants and agrees with the State, as follows:

1. The Sponsor will operate the Airport as such for the use and benefit of the public throughout the useful life of the facilities developed under this Project, but in any event for at least ten (10) years from the date hereof. The furtherance of this covenant, (but without limiting its general applicability and effect) the Sponsor specifically agrees that it will keep the airport open to all types, kinds, and classes of aeronautical use on fair and reasonable terms without discrimination between such types, kinds, and classes; provided, that the Sponsor may establish such fair, equal, and not unjustly discriminatory conditions to be met by all users of the Airport; and provided further, that the Sponsor may prohibit or limit any given type, kind or class of aeronautical use of the Airport if such action is necessary - (a) For safe and efficient use of the Airport; (b) To keep operation activities within acceptable noise levels; To serve the civil aviation needs of the public.

2. The Sponsor covenants and agrees that, unless authorized by the State, it will not either directly or indirectly, grant or permit any person, firm, or corporation the exclusive right at the Airport or at any other Airport now or hereafter owned or controlled by it, to conduct any aeronautical activities, including, but not limited to, charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity.

3. The Sponsor agrees that it will operate the Airport for the use and benefit of the public, on fair and reasonable terms, and without unjust discrimination. In furtherance of this covenant (but without limiting its general applicability and effect), the Sponsor specifically covenants and agrees:

a. That in its operation and the operation of all facilities on the airport, neither it nor any person or organization occupying space of facilities thereon will discriminate against any person or class of persons by reason of race, color, creed, or national origin in the use of any of the facilities provided for the public on the Airport.

b. That in any agreement, contract, lease, or other arrangement under which a right or privilege at the Airport is granted to any person, firm, or corporation to render to the public any service (including the furnishing or sale of any aeronautical parts, materials, or supplies) essential to the operation of aircraft at the Airport, the Sponsor will insert and enforce provisions requiring the contractor:

(1) To furnish said service on a fair, equal, and not unjustly discriminatory basis to all users thereof, and

(2) To charge fair, reasonable, and not unjustly discriminatory prices for each unit or

service; Provided, that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. That it will not exercise or grant any right or privilege which would operate to prevent any person, firm, or corporation operating aircraft on the Airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance and repair) that it may choose to perform.

d. In the event the Sponsor itself exercises any of the rights and privileges referred to in subsection b, the services involved will be provided on the same conditions as would apply to the furnishing of such services by contractors or concessionaires of the Sponsor under the provisions of such subsection b.

4. Nothing contained herein shall be construed to prohibit the granting or exercise of an exclusive right for the furnishing of non-aviation products and supplies or any service of a non-aeronautical nature or to obligate the Sponsor to furnish any particular non-aeronautical service at the Airport.

5. The Sponsor will operate and maintain in a safe and serviceable condition the Airport and all facilities thereon and connected therewith which are necessary to serve the aeronautical users of the Airport other than facilities owned or controlled by the United States, or the State, and will not permit any activity or uses thereon which would interfere with its use for airport purposes; Provided that nothing contained herein shall be construed to require that the Airport be operated for aeronautical uses during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance; and provided further, that nothing herein shall be construed as requiring the maintenance, repair, restoration or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the Sponsor.

6. Insofar as it is within its power and reasonably possible, the Sponsor will, either by the acquisition and retention of easements or other interests in or rights for the use of land or airspace or by the adoption and enforcement of zoning regulations, prevent the construction, erection, alteration, or growth of any structure, tree, or other object in the approach areas of the runways of the Airport, which would constitute an obstruction to air navigation according to the criteria or standards prescribed in Part 77 of the Federal Aviation Regulations. In addition, the Sponsor will not erect or permit the erection of any permanent structure or facility which would interfere materially with the use, operation, or future development of the Airport, in any portion of a runway approach area in which the Sponsor has acquired, or may hereafter acquire, property interests permitting it to so control the use made of the surface of the land. In addition the Sponsor will clear said area or areas of any existing structure or any natural growth that constitutes an obstruction to airspace within the standards established by said Part 77 unless exceptions to or deviations from the aforementioned obligations have been granted to it in writing by the State.

7. The Sponsor will furnish the State with such annual or special airport financial and operational reports as may be reasonably requested. Such reports may be submitted on forms furnished by the State, or may be submitted in such manner as the Sponsor elects as long as the essential data is furnished. The Airport and all Airport records and documents affecting the Airport, including deeds, leases, operation and use agreements, regulations, and other instruments will be made available for inspection and audit by the State, or his duly authorized representative upon reasonable request. The sponsor will furnish to the State a true copy of any such documents.

8. The Sponsor will not enter into any transaction which would operate to deprive it of any of the rights and powers necessary to perform any or all of the covenants made herein, unless by such transaction the obligation to perform all such covenants is assumed by another public agency found by the State to be eligible to assume such obligations and having the power, authority, and financial resources to carry out all such obligations. If an arrangement is made for management or operation of the Airport by any agency or person other than the Sponsor or an employee of the Sponsor, the Sponsor will reserve sufficient rights and authority to insure that the Airport will be operated and maintained in accordance with these covenants.

9. The Sponsor will keep up to date, by amendment, the attached map of the Airport showing:

(1) The boundaries of the Airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the Sponsor for airport purposes, and proposed additions thereto;

(2) The location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars, and roads), including all proposed extensions and reductions of existing airport facilities; and

(3) The location of all existing and proposed non-aviation areas and of all existing improvements thereon, including the access road, said attached map, and each amendment, revision, or modification thereof, shall be subject to the approval of the State which approval shall be evidenced by the signature of a duly authorized representative of the State on the face thereof. The Sponsor will not make or permit the making of any changes or alterations in the Airport or any of its facilities that might adversely affect the safety, utility, or efficiency of the Airport.

(4) Airport vicinity zoning.

10. Insofar as is within its power and to the extent reasonable, the Sponsor will take action to restrict the use of land adjacent to or in the immediate vicinity of the Airport to activities and purposes compatible with normal airport operations including landing and takeoff of aircraft.

11. The Sponsor will not dispose of, or abandon in any manner, any portion of the Airport shown on the approved map without the written consent of the State.

12. It is understood and agreed that as to the land acquired or to be acquired for future development of the airport, the Sponsor will construct and complete thereon a useful and usable facility consistent with the State Airport System Plan not later than the time of forecasted need; and if the land so acquired or any part thereof, is not used within the forecast period for the purpose for which it was acquired, the Sponsor will refund the State share of acquisition cost or fair market value of the land, whichever is greater, plus the State share of net revenue, at the time of sale or expiration of the period stated in this agreement. It is further understood and agreed that the Sponsor will deposit all net revenues derived from the interim use of the land into a special fund to be used exclusively for approved items of airport development, but in no case may the State share of such funds be used to match State aid funds in future grants. It is still further understood and agreed that the Sponsor will not dispose of the land by sale, lease, or otherwise without the prior consent and approval of the State.

13. The Sponsor will maintain, at its own expense, the following aeronautical use items and activities:

- (1) A standard, mounted windsock for observation of wind direction and velocity from the ground and while airborne together with a standard segmented circle, both in good repair.
- (2) Enforcement of zoning in the vicinity of airports to minimize environmental problems associated with aeronautical uses.
- (3) A current license issued by the State designating the Airport for public use.
- (4) Runway or boundary lights in good repair and on from dusk to dawn of each calendar day.
- (5) The runway, taxiways, and apron in a state of good repair which would include annual crack filling and mowing of vegetation at least 15 feet outside of hard surfaced areas as necessary to maintain a weed height of not more than 12 inches.
- (6) The boundary fence, when in place, in a state of good repair.
- (7) The main runway, associated taxiway and apron to be cleared of snow as soon as practical after a snowstorm and the airport to remain open for use during these months.

14. It is understood that the State will participate in the amount of grant monies herein mentioned in the engineering estimate or in the herein mentioned per cent share of the actual project cost, whichever is least.

15. In the event the State does not grant monies under this application, the covenants herein mentioned shall not become effective.

16. Sponsor shall have no authorization to bind the State of Utah or the Utah Department of Transportation, or its Aeronautical Operations Division to any agreement, settlement, liability or understanding whatsoever, nor to perform any acts as agent for the State of Utah, except as herein expressly set forth.

17. Sponsor hereby agrees to indemnify and save harmless the State of Utah, Utah Department of Transportation, and Aeronautical Operations Division, and their officers, agents, and employees from and against any and all loss, damages, injury, and liability, and any claims therefore, including claims for personal injury or death, damages to personal property and liens of workmen and materialmen, howsoever caused, resulting directly or indirectly from the performance of this agreement or from the use or operation of the airport improvements and facilities being purchased, constructed or otherwise developed under this agreement.

Part IV - Project Agreement and Acceptance

If the Project or any portion thereof is approved by the State, and State aid for such approved Project is accepted by the Sponsor, it is understood and agreed that all airport development included in such Project will be accomplished in accordance with the plans and specifications for such development, as approved by the State, and the herein assurances with respect to the Project and the Airport.

IN WITNESS WHEREOF, The parties hereto do hereby ratify and adopt all statements, representatives, warranties, covenants, and agreements contained or referenced herein and do hereby cause this document to be executed in accordance with the terms and conditions here of.

Executed for the Sponsor this _____ day of _____, 20_____.

(SEAL)

(Name of Sponsor)

By _____

Title _____

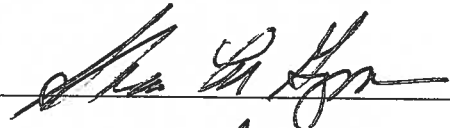
Attest _____
Recorder

CERTIFICATE OF SPONSOR'S ATTORNEY

I, SHAWN M. GUZMAN, acting as Attorney for CITY OF ST. GEORGE, UTAH
(herein referred to as the "Sponsor") do hereby certify:

That I have examined the foregoing document and the proceedings taken by said Sponsor relating thereto, and find that the Acceptance thereof by said Sponsor has been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the State of Utah, and further that, in my opinion, said Agreement constitutes a legal and bind obligation of the Sponsor in accordance with the terms thereof.

Dated at _____ this 31st day of October, 20 13.



Title City Attorney

AERONAUTICAL OPERATIONS DIVISION

Director

APPROVED:

UDOT Legal Counsel

Finance

DRAFTAgenda Item Number : **6H**

Request For Council Action

Date Submitted 2013-10-31 14:27:08**Applicant** Jay Sandberg**Quick Title** Flood Control Authority Interlocal Agreement Amendment**Subject** Consider approval of an amendment to the Regional Flood Control Authority Interlocal Cooperative Agreement to change the billing method from "water connections" to "drainage billing accounts".**Discussion** This is consistent with the recommendation of the Flood Control Authority Executive Committee and has been the billing practice since adoption of the fee. This amendment will bring the Interlocal Agreement in line with the actual billing method being used.**Cost** \$0.00**City Manager Recommendation** Housekeeping item. Current billing is based on drainage accounts.**Action Taken****Requested by** Larry H. Bulloch**File Attachments** [Interlocal Agreement Amendment, 2013.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Interlocal Agreement Amendment, 2013.pdf](#)

**AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT
(Flood Control Authority)**

This Amendment to the Interlocal Cooperation Agreement is made and entered into effective on the date set forth below, by and between the City of St. George ("St. George"), Washington City ("Washington"), Santa Clara City ("Santa Clara"), Ivins City ("Ivins"), Hurricane City ("Hurricane"), collectively the "Cities," and Washington County (the "County"), all political subdivisions of the state of Utah.

RECITALS

WHEREAS, the parties are authorized and have entered into an Agreement for joint and cooperative action pursuant to the Interlocal Cooperation Act, Utah Code Ann. §§ 11-13-1 *et seq.* (the "Act"); and

WHEREAS, the Interlocal Cooperation Agreement provided for the Primary members to pay fees based upon the number of water connections but upon closer review the parties determined that payments should be based upon storm drain billing accounts; and

WHEREAS, the parties have determined that it will be mutually beneficial and in the best interests of their residents to enter into this Amendment to the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the parties agree as follows:

SPECIFIC TERMS

1. Recitals Incorporated. The recitals are hereby incorporated and made a binding part of this Amendment.

2. Amendment to "Financing" Paragraph. Paragraph 12 of the Interlocal Cooperation Agreement, titled "Financing" is hereby amended to read as follows:

"Financing. Each Primary Member hereto shall pay a monthly amount which is set by the Board and shall be based upon the number of storm drain accounts. In addition, the Flood Control Authority shall seek funding by grants, stipends, contract and otherwise from and with federal, state and local funding sources and may issue bonds in accordance with the Act.

3. Agreement Remains Effective. All other terms, paragraphs, definitions, conditions, promises, penalties, covenants, restrictions, agreements, and exhibits, of the Interlocal Cooperation Agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Amendment.

DATED THIS _____ DAY OF _____, 2013.

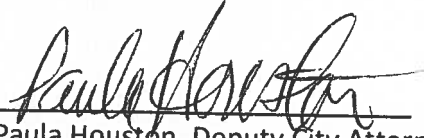
CITY OF ST. GEORGE

By: _____
Daniel D. McArthur, Mayor
[Print Name and Title]

ATTEST

By: _____
Christina Fernandez, City Recorder
[Print Name and Title]

APPROVED AS TO FORM

By: 
Paula Houston, Deputy City Attorney
[Print Name and Title]

CITY OF SANTA CLARA

By: _____

[Print Name and Title]

ATTEST

By: _____

[Print Name and Title]

APPROVED AS TO FORM

By: _____

WASHINGTON CITY

By: _____

[Print Name and Title]

ATTEST

By: _____

[Print Name and Title]

APPROVED AS TO FORM

By: _____

[Print Name and Title]

IVINS CITY

By: _____

[Print Name and Title]

ATTEST

By: _____

[Print Name and Title]

APPROVED AS TO FORM

By: _____

[Print Name and Title]

CITY OF HURRICANE

By: _____

[Print Name and Title]

ATTEST

By: _____

[Print Name and Title]

APPROVED AS TO FORM

By: _____

[Print Name and Title]

[Print Name and Title]

WASHINGTON COUNTY

By: _____

[Print Name and Title]

ATTEST

By: _____

[Print Name and Title]

APPROVED AS TO FORM

By: _____

[Print Name and Title]

DRAFTAgenda Item Number : **61**

Request For Council Action

Date Submitted 2013-10-11 09:10:31**Applicant** David Newell**Quick Title** Sign Variance**Subject** Request for sign variance at 180 N. 300 E.**Discussion** Request for sign variance as existing sign at 180 N. 300 E. does not meet the current sign ordinance and a new user would like to use the sign.**Cost** \$0.00**City Manager Recommendation** This sign currently has Sunroc on it on the building they used to occupy on 300 east. They have not been at this location for at least three years. Tabled from your last meeting at the request of the applicant. Mr. Newell is the new applicant.**Action Taken****Requested by** David Newell**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

DRAFTAgenda Item Number : **6J**

Request For Council Action

Date Submitted 2013-10-16 11:56:15**Applicant** Lynn Ginocchio**Quick Title** Amendment to Hangar One Lease**Subject** This is another extension for FedEx while their new lease space is being built in the Ft. Pierce Industrial Park. This lease will expire on April 15, 2014. The rent is \$600/month.**Discussion****Cost** \$0.00**City Manager Recommendation** FedEx again requesting more time to get their new building secured, asking for additional time to April 15, 2014.**Action Taken****Requested by** Shawn Guzman**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

AMENDMENT #6 TO
ADDENDUM TO LEASES AND RELEASE

THIS AMENDMENT #6 TO ADDENDUM TO LEASES AND RELEASE ("Amendment") is entered as of September 1, 2013, by and between the City of St. George, a Utah municipal corporation ("Lessor") and H.G. & S., INC., a Utah corporation, dba St. George Hangar #1 ("Lessee"), to amend the Addendum to Leases and Release entered between Lessor and Lessee as of March 1, 2010.

- A. Among other things, Lessor and Lessee entered the Addendum to Leases and Release to extend the terms of the leases specified in that addendum.
- B. Federal Express Corporation, the current sublessee of Lessee ("FedEx"), desires to relocate its current operations from Lessee's hanger to a site located within the corporate limits of the City of St. George, but needs additional time to do so.
- C. The parties now desire to further extend the terms of such leases as provided in this Amendment.

THEREFORE, in consideration of the provisions of this Amendment, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- 1. Paragraph 1 of the Addendum to Leases and Release is hereby amended to read as follows:

Notwithstanding any provision of the Leases to the contrary, the term of each of the Leases that were amended to expire automatically April 15, 2011, the leases are hereby amended to expire automatically upon the earlier occurrence of any of the following:

- i. April 15, 2014; or
- ii. Thirty (30) days after such time that a Certificate of Occupancy is issued for a building constructed or leased by FedEx for a location within the corporate limits of the City of St. George for the re-location of its St. George operations from the former airport (referred to as the "Existing Airport" in the Addendum).

Lessee agrees to leave all premises at the former airport (referred to as the "Existing Airport" in the Addendum) on or before such date.

2. Paragraph 2 of the Addendum is hereby amended to read as follows:

Notwithstanding any provision of the Addendum to Leases and Releases to the contrary, Lessee agrees to pay Lessor rent of \$600 per month beginning on September 1st, 2013.

3. Except as modified by this Amendment, the parties hereto agree that the Addendum to Leases and Release shall remain fully in effect.

IN WITNESS WHEREOF, the parties hereto have entered this Amendment as of the day and year first written above.

LESSOR:

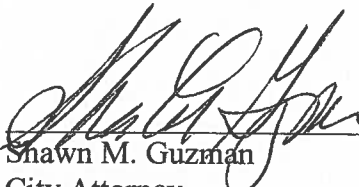
City of St. George, a Utah municipal corporation

By: _____

Its:

Approved as to Form:

Attest:

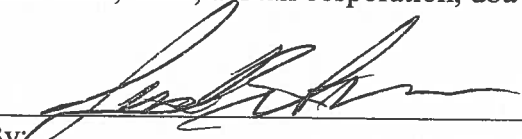
 10-22-13

Shawn M. Guzman
City Attorney

Gay Cragun
City Recorder

LESSEE:

H.G. & S., INC., a Utah corporation, dba St. George Hangar #1



By:
Its:

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 5, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Ben Nickle
Councilmember Jimmie Hughes
City Manager Gary Esplin
Deputy City Attorney Paula Houston
City Recorder Christina Fernandez**

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The pledge of Allegiance to the Flag was led by Councilmember Bunker and the invocation was offered by Reverend Jimi Kestin. He read a proclamation proclaiming September 21st as The Learning Center For Families Day.

Debbie Justice with The Learning Center for Families introduced board members who were present at the meeting. She explained they are celebrating their 20th anniversary with a big celebration to be held at the Town Square.

Gary Sanders presented grant checks from the St. George Arts Commission to several recipients.

Steve Bingham introduced five youth in the audience who competed at the National Hershey Track.

Jane Lambert with the Healthy Dixie Council presented plaques to Ken Jolley and Kirt Guerisoli for starting the Hershey Track Meet 28 years ago.

Marc Mortensen advised the City is partnering with other organizations to head up a Virgin River Clean-up project. The clean-up will take place on Saturday, September 21st.

City Manager Gary Esplin advised items 6L and 6M will not be heard tonight.

AGREEMENT:

Consider approval of an agreement with MGB+A for the design and preparation of construction drawings for Millcreek Park.

City Manager Gary Esplin advised this agreement is for the design and preparation of construction drawings for Millcreek Park.

Purchasing Manager Connie Hood stated the cost will be \$51,750.00.

MOTION: A motion was made by Councilmember Pike to approve the agreement with MGB+A for the design and construction drawings in the amount of \$51,750.00.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin advised there will be a public hearing in the near future to receive input from property owners and neighbors.

AWARD OF BID:

Consider award of bid to seal the golf course parking lots.

Purchasing Manager Connie Hood advised the request is to award the bid to Holbrook Asphalt in the amount of \$98,641.46 to seal all golf course parking lots.

City Manager Gary Esplin stated the amount over the budgeted funds in the golf course will be covered by pavement management funds in the Streets Department.

MOTION: A motion was made by Councilmember Almquist to approve the golf parking seal in the amount of \$98,641.46 to Holbrook Asphalt.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for a front end loader for the Water Distribution Division.

Purchasing Manager Connie Hood advised the bid is off the State Contract to purchase a front end loader with Honnen Equipment, a local vendor, in the amount of \$130,917.00.

MOTION: A motion was made by Councilmember Bunker to approve the bid award for the front end loader in the amount of \$130,917.00.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for four F-250 pickups with utility beds for the Parks Division.

Purchasing Manager Connie Hood advised the request is to purchase four pickup trucks. St. George Ford has agreed to match the low bid since they were within 5%. The price for all four trucks is \$86,097.96.

MOTION: A motion was made by Councilmember Almquist to approve the bid to St. George Ford to purchase four F-250 pickup trucks in the amount of \$86,097.96.

SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for asphalt maintenance of trails.

Purchasing Manager Connie Hood advised this request is not to exceed \$104,000.00. One bid was received from Holbrook Asphalt. The cost is comparable to previous years.

Mayor McArthur read the additional comments which include: "bid included 2" Asphalt Overlay at \$5.60 per linear ft.. High density Mineral Bond (ATWA Specs) at \$.154 center per linear ft., Asphalt Patching at \$5.50 per linear ft., Crack Sealing at \$.36 cents per linear ft. and Striping at \$.24 cents per linear ft."

MOTION: A motion was made by Councilmember Pike to approve the asphalt maintenance bid award to Holbrook Asphalt in an amount not to exceed \$104,000.00.

SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SERVICE CONTRACT:

Consider approval of the annual O&M service contract for the Millcreek Facility.

Purchasing Manager Connie Hood advised this is the annual renewal contract with GE International for the operation and maintenance for the Millcreek facility. It is a sole source in the amount not to exceed \$400,000.00, to be billed quarterly.

MOTION: A motion was made by Councilmember Bunker to approve the O&M service contract to GE International in the amount not to exceed \$400,000.00.

SECOND: The motion was seconded by Councilmember Nickle.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AGREEMENT:

Consider approval of an agreement with Alpha Engineering to design and manage the Little Valley Road project.

Purchasing Manager Connie Hood advised this request is for an engineering services agreement with Alpha Engineering for the Little Valley Road Project in the amount of \$78,491.00. The agreement includes both design engineering and construction management. Also included are surveying and testing which would otherwise be an extra charge.

MOTION: A motion was made by Councilmember Hughes to approve the agreement in the amount of \$78,491.00.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

CONTRACT:

Consider approval of a contract with Sunrise Engineering for the Indian Hills Drive project.

Purchasing Manager Connie Hood stated the request is for a local government agreement with UDOT for preconstruction engineering with Sunrise Engineering.

City Manager Gary Esplin advised the City has a match; however the contract is being administered by UDOT because of the funding coming from the MPO. The agreement will include planning, environmental permitting and design of the road and drainage improvements on Indian Hills Drive. The City may reduce the scope of the work for the project during the planning process.

Transportation Service Manager Cameron Cutler explained UDOT is paid when they invoice the City.

City Manager Gary Esplin stated the goal is to make Indian Hills Drive as safe as it can possibly be as well as a better usable road.

MOTION: A motion was made by Councilmember Hughes to approve the Indian Hills local agreement with Sunrise Engineering and UDOT in the amount of \$329,798.25.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye

Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PARK FEE WAIVER:

Consider a request for fee waiver for the use of Crosby Confluence Park for the Mustache Dash Fun Run. Teri Iverson, applicant.

Teri Iverson advised this will be their 7th run and are requesting a waiver for the use of Crosby Confluence Park. All proceeds will benefit the Southern Utah Chapter of Big Brothers/Big Sisters.

MOTION: A motion was made by Councilmember Pike to approve the fee waiver for use of Crosby Confluence Park.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

STREET CLOSURE:

Consider approval of a street closure request for Dixie State University tailgate events. Kalynn Larson, applicant.

City Manager Gary Esplin advised for the past several years, the City Council has approved Dixie State University to close 500 South from 600 East to 700 East to hold their tailgate events.

Kaylynn Larson stated the tailgate events are free for the community to attend. In addition, they raise awareness for Dixie State University sports programs.

City manager Gary Esplin stated there have not been issues in the past.

MOTION: A motion was made by Councilmember Bunker to approve the road closure on 500 South from 600 East to 700 East according to the schedule.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SPECIAL EVENT PERMIT FEE WAIVER:

Consider approval to use the 4th floor of the Downtown Parking Garage and a special event permit fee waiver for the Dixie High School homecoming dance to be held September 14, 2013. Kayla Spilker, applicant.

Kayla Spilker advised they will have approximately 4 police officers and 1-2 members of the school administration. Students will only be allowed to park on the 2nd floor and will use restrooms at Town Square. The students will provide trash cans and clean up after.

MOTION: A motion was made by Councilmember Hughes to approve the request to use the 4th floor of the Downtown Parking Garage and the special event fee waiver.

SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SPECIAL EVENT PERMIT FEE WAIVER:

Consider approval to use the 4th floor of the Downtown Parking Garage and a special event permit fee waiver for the Pine View High School homecoming dance to be held September 28, 2013. Logan Cox, applicant.

Logan Cox, Student Body President, advised they would like to use the parking garage from 7:00 p.m. to 11:00 p.m. Student Council Members get in free if they clean up and decorate, therefore clean up will be provided. Security and supervision will be provided by 10 advisors from the school and 2 school resource officers.

MOTION: A motion was made by Councilmember Almquist to approve the request to use the 4th floor of the Downtown Parking Garage and the special event fee waiver.

SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

USE OF DIXIE SUN BOWL:

Consider a request to hold the Festival of Colors at the Dixie Sun Bowl to be held on October 19, 2013. Charu Das & Mark Kemp, applicants.

Charu Das advised they would like to hold the Festival of Colors at the Dixie Sun Bowl. In 30 color events in the world. They believe the Sun Bowl is a great place to host this event and will clean up the colors.

Councilmember Bunker commented the Lions Club will re-seed after the rodeo, therefore, it will be dirt.

City Manager Gary Esplin stated that staff felt if it will be used for events it will not be re-seeded until the spring.

MOTION: A motion was made by Councilmember Bunker to approve the request to use Dixie Sun Bowl.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Twin Creeks at Stonebridge Phase 3.

Project Manager Todd Jacobsen presented a final plat amendment for Twin Creeks at Stonebridge Phase 3 located at approximately 2045 West 510 North Circle, zoning is PD-R. The purpose of the amendment is to change Note 2 on the final plat to give Lot 21 a 10 foot side yard setback, or the westerly boundary, instead of a 20 foot side yard setback.

Mayor McArthur opened the public hearing. Seeing none, he closed the public hearing.

MOTION: A motion was made by Councilmember Nickle to approve the final plat amendment by ordinance.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Riverside Heights Plat "H" Subdivision.

Project Manager Todd Jacobsen presented a final plat amendment for Riverside Heights Plat "H" Subdivision located at approximately 2940 East and 110 North, zoning is R-1-6. The purpose of the amendment is to eliminate Lot 126 and its associated public utility easement.

City Manager Gary Esplin advised the City Council recently approved the contract.

Mayor McArthur opened the public hearing. Seeing none, he closed the public hearing.

MOTION: A motion was made by Councilmember Bunker to approve the final plat amendment by ordinance.

SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Jedora Estates Phase 2.

Project Manager Todd Jacobsen presented the final plat amendment for Jedora Estates phase 2 located at approximately 2000 East and 2710 South Circle, zoning is R-1-10. The purpose of the amendment is to vacate the drainage easement that exists over the entire lot of Lot 62.

Mayor McArthur opened the public hearing. Seeing none, he closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to approve the final plat amendment by ordinance.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/BUDGET AMENDMENT/RESOLUTION:

Public hearing to consider amendments to the Fiscal Year 2013-2014 budget.

City Manager Gary Esplin advised this is the first budget opening for the year. Proposed adjustments are: 1) To budget for a federal S.L.O.T. grant from the Dept. Of Homeland Security to send detectives to the California Gang Investigator Association Conference; 2) To budget for a new grant from Workforce Services to fund an After-School Program at East Elementary School; 3) To budget for a new grant from the FAA to perform a mandated Wildlife Hazard Assessment study for the new airport. The Federal portion is 90.94% and the City's match is 9.06%; 4) To carry forward last year's budget for emergency repairs of the netting at the Southgate Golf - Driving Range due to damage caused by recent high wind storms. The project was delayed and not started until this fiscal year; 5) To budget for the award from FEMA for the Riverside Dr. Erosion Protection - Hazard Mitigation Grant Program and budget for the City's 25% match from the Drainage Utility Fund; 6) To carry forward last year's budget for the Dixie MPO and UDOT's participation in funding the Red Hills/Red Cliffs Drive corridor connection study; 7) To carry forward last year's budget for the City's participation in UDOT's MP8 Interchange improvement project. It was anticipated the City would be invoiced by UDOT in Fiscal Year 2013; however, the project was delayed and not started until this current fiscal year; and 8) To budget for the City's 6.77% match to repair/remove sediment

from various bridges from the 2010 Floods funded by FHWA Emergency Relief funds (administered by UDOT) and fund the City's match from the Drainage Utility Fund.

Mayor McArthur opened the public hearing. Seeing none, he closed the public hearing.

MOTION: A motion was made by Councilmember Bunker to approve the resolution and the budget amendments.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

Planner Ray Snyder advised that the Planning Commission, at its meeting held August 27, 2013, recommended that a public hearing be held September 19, 2013 to consider a proposed amendment to the City Zoning Regulations, Title 10, Chapter 2 "Definitions" and add a new sub-section to Title 10, Chapter 14, "Supplementary and Qualifying Regulations" to regulate cargo containers with specific requirements in all zones.

MOTION: A motion was made by Councilmember Almquist to set the public hearing as recommended.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Project Manager Todd Jacobsen presented the following final plats: Anasazi Ridge Phase 5, a two lot residential subdivision located at approximately 2400 North Cohonina Trail, zoning is PD-R; Arthur Grant Commercial Subdivision, a three (3) lot commercial subdivision located at approximately 650 North Dixie Drive, zoning is C-3; Cottonwood Phase 2, nineteen (19) lot residential subdivision located at approximately 2879 East and 3400 South, zoning is R-1-10; Cottonwood Phase 3, an eight (8) lot residential subdivision located at approximately 2910 East and 3460 South, zoning is R-1-10; Las Colinas Phase 3, a twelve (12) lot residential subdivision located at approximately 890 West and 3930 South, zoning is PD-R; Riverstone Subdivision Phase 1, a thirteen (13) lot residential subdivision located at approximately 850 West and 4100 South, zoning is R-1-10; Meadow Park Phase 1, a twenty-one (21) lot residential subdivision located at approximately 2240 East and Horseman Park Drive, zoning is RE-12.5 and R-1-10; Tonaquint Valley Phase 3, a thirteen (13) lot residential subdivision located at approximately 1200 West and 2280 South, zoning is R-1-10; and The Village at Little Valley Phase 3 a nine (9) lot residential located at approximately 2440 East and Crimson Ridge Drive. With regard to Riverstone Subdivision Phase 1, the way the plat is proposed is that each

lot owner will own the 30 foot easement at the rear of their lot; however, this may change if Dixie Escalante agrees to take ownership of the easement.

Councilmember Almquist inquired if the portion of the parcel being dedicated to the City from the Arthur Grant Commercial Center will have rip rap installed.

City Manager Gary Esplin advised there will not be rip rap in that area since there have not been issues in the past. Once the City receives ownership, the area will have to be maintained according to code.

MOTION: A motion was made by Councilmember Bunker to approve all of the final plats and authorize the Mayor to sign them.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Nickle - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Development Services Manager Wes Jenkins presented the preliminary plat for Clear Valley Farms Subdivision to create a seven (7) lot residential subdivision located at the southeast corner of 1070 South and Morningside Drive (700 East). Zoning is R-1-10 and density is 2.34 dwelling units per acre. The developer will be required to install sidewalk and extend utility services to each lot. In addition, the developer will be required to install a sewer main on the south side of the lots and provide a 25-foot utility easement to the City to maintain this proposed sewer main.

MOTION: A motion was made by Councilmember Pike to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for "Legends at Cactus Flats" to create eleven (11) single family residential lots. Glen Bundy, applicant.

Development Services Manager Wes Jenkins presented the preliminary plat for Legends at Cactus Flats to create eleven (11) single family residential lots located at 2300 South and 2100 East in an R-1-10 zone. The applicant originally proposed a twelve (12) lot subdivision with the street crossing a portion of the adjacent property owned by John Hafen. Mr. Bundy and Mr. Hafen were not able to resolve the issues relating to the road location, therefore, Mr. Bundy is proposing to have the road entirely on his property. Mr. Hafen is apparently on board with this plan. The main objective is to connect the stub street at 2300 South and 210 East. The preliminary plat layout will accomplish that. Planning Commission recommends approval.

Mayor McArthur commented that although the plat was approved by the Planning Commission, he would like to have the Legal Department's approval.

Councilmember Almquist inquired if there were still issues with the master planned road.

City Manager Gary Esplin stated eventually the roads will connect. The problem will be that the property to the north will have access across the top which will not be convenient. Although this is not the best solution, he does not know what else can be done.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat subject to review by the Legal Department.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

DRAINAGE AND UTILITY EASEMENT:

Consider approval of a 20' wide drainage and utility easement on City property for the proposed Culvers Restaurant. Culvers Restaurant, applicant.

Development Services Manager Wes Jenkins presented a request for a drainage and utility easement which will run along 270 East Street within the property's front setback area and will run in City property.

City Manager Gary Esplin stated the City Council will have to determine if granting the easement in the front yard setback will have a negative effect on the value of the City property. The other alternative would be to make Culvers cut the newly asphalted street to make the connection.

MOTION: A motion was made by Councilmember Pike to approve the drainage and utility easement on City property as discussed.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FAA GRANT:

Consider approval of a grant with the FAA to perform a Wildlife Hazard Assessment for the Airport.

City Manager Gary Esplin advised this a mandatory assessment that needs to be done in order to receive the grants from the FAA. The assessment will be paid for by the FAA except for the City's match of \$12,454.00.

Public Works Director Larry Bulloch stated that on occasion, wildlife run across the runway or planes hit birds. All airports need to be looked at to see if there are safety issues.

Deputy City Attorney Paula Houston advised the Legal Department has not seen the final agreement.

MOTION: A motion was made by Councilmember Bunker to approve the grant subject to legal review and approval.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MEMORANDUM OF AGREEMENT AMENDMENT:

Consider approval amending the Dixie Metropolitan Planning Organization memorandum of agreement to include Hurricane, LaVerkin, Toquerville and Leeds.

City Manager Gary Esplin stated the proposed amendment will include Hurricane, LaVerkin, Toquerville and Leeds as part of the DMPO.

MOTION: A motion was made by Councilmember Hughes to approve the DMPO to add the cities and authorize the Mayor to sign the agreement.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MUTUAL AID AGREEMENT:

Consider ratification of a mutual aid agreement with Cedar City.

City Manager Gary Esplin stated this item is a ratification of an agreement that was approved as an emergency request to Cedar City Police Department to assist with an event that occurred last weekend.

MOTION: A motion was made by Councilmember Almquist to accept the ratification of the mutual aid agreement with Cedar City.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SASO AGREEMENT:

Consider approval of a SASO lease with Duane Adams at the Airport.

City Manager Gary Esplin advised this is a standard lease with Mr. Adams at the Airport. City Attorney Shawn Guzman is still working out issues.

MOTION: A motion was made by Councilmember Pike to approve the SASO lease with Duane Adams

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes of the City Council meeting held on July 25, 2013.

MOTION: A motion was made by Councilmember Bunker to approve the minutes as presented.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes of the City Council meeting held on July 31, 2013.

MOTION: A motion was made by Councilmember Nickle to approve the minutes as presented.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes of the City Council meeting held on August 1, 2013.

MOTION: A motion was made by Councilmember Hughes to approve the minutes as presented.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes to adjourn to a closed session to discuss a personnel matter.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Pike reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 19, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Ben Nickle
Councilmember Jimmie Hughes
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Mayor McArthur and the invocation was offered by Reverend Jimi Kestin.

Jimi Kestin with the St. George Exchange Club announced the Mayor's Walk. He stated that \$1.00 from each registration will go to the school of the registrants choice, to fund P.E. programs.

Jennifer May with Habitat for Humanity explained they are always looking for volunteers to assist families.

Kent Perkins announced that on October 5th, the City will host its first I Am Able Run, Walk & Roll for those with disabilities to team up with an able-bodied person.

Cathy Hasfurther presented employees Millie Cockerill and Summer Navarro with awards given to them by the American Public Works Association.

Mayor McArthur read a proclamation proclaiming the month of September as Recovery Day.

Sandra Harmon with the Recovery Day Board stated they will be holding a celebration on September 26th at Town Square.

AWARD OF BID:

Consider award of bid for the fog and slurry seal project.

Purchasing Manager Connie Hood advised the low bidder was Intermountain Slurry Seal in the amount of \$422,420.16.

MOTION: A motion was made by Councilmember Almquist to award the bid to Intermountain Slurry Seal in the amount of \$422,420.16.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for mega lugs and fittings.

Purchasing Manager Connie Hood advised this is the annual bid for mega lugs and fittings not to exceed \$150,000.00 to Mountainland. Ferguson will be the secondary supplier when Mountainland may be out of stock on emergency needed items.

MOTION: A motion was made by Councilmember Almquist to award the bid to Mountainland not to exceed \$150,000.00.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye

Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for fertilizer and chemicals for the golf courses and parks.

Purchasing Manager Connie Hood advised this is a renewal for the annual blanket with Helena. This was the only bid received on all products specified in the bid. The amount will not exceed \$200,000.00.

MOTION: A motion was made by Councilmember Bunker to award the bid as outlined.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for the South Bloomington Trail Repair Project.

Purchasing Manager Connie Hood advised the bid is for the Bloomington Trail Repair. The agreement is for \$352,643.00 and the City's portion is \$177,705.75, low bidder is Interstate Rock Products. This is one of two 2010 flood projects left to complete.

Tom Skrocki stated this is a different design than what was used originally and will include quite a bit of erosion protection.

MOTION: A motion was made by Councilmember Pike to approve the bid for the South Bloomington Trail Repair Project in the amount of City's cost being \$177,705.75.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for emergency complete roof repair at City Hall.

Purchasing Manager Connie Hood advised the City went out for emergency bid; Noorda Architectural Metals and Roofing was the only contractor to submit a bid. The amount of the bid is \$61,980.00.

Support Services Director Marc Mortensen stated this will take care of the entire roof and will come with a 25 year labor and material manufacturer warranty.

City Manager Gary Esplin advised the project will be funded out of capital projects fund and will require a budget opening.

MOTION: A motion was made by Councilmember Bunker to approve the emergency bid to Noorda Architectural Metals and Roofing in the amount of \$61,980.00.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PARAMETERS RESOLUTION:

Consider for adoption of a resolution of the City Council of the City of St. George, Utah authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount of franchise tax revenue bonds, Series 2013; and related matters.

City Manager Gary Esplin advised it is important to get the Mall Drive Bridge started, however, there is no funding in the current budget. This action will help the City get in position to help fund the project.

MOTION: A motion was made by Councilmember Bunker pass the resolution.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

Ray Snyder advised that the Planning Commission at its meeting held September 17, 2013 recommended that a public hearing be held to consider a request for a zone change for a future subdivision to be called Cornerstone on two parcels from RE-12.5 on 10.6 acres and A-1 on 11.9 acres. The parcel is generally located southeast of the intersection of Seegmiller Drive and 3000 East. The Planning Commission recommends denial; the applicant is asking an appeal.

MOTION: A motion was made by Councilmember Bunker to set the public hearing as recommended.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for Deserts Edge Drive located off of the Southern Parkway Exit 6, Desert Canyons Parkway, zoning is PD-R; Deserts Edge Phase 1, a 22 lot residential subdivision located off of the Southern Parkway Exit 6, Desert Canyons Parkway, zoning is PD-R; Blackrock Condominiums at Stonebridge Phase 6, a 12 unit residential condominium subdivision located at approximately 2250 West and 230 North, zoning is PD-R; and Painted Desert Phase 11, a 2 lot residential subdivision located at approximately 1430 East and 2480 south, zoning is PD-R. In addition, he presented a final plat amendment for Cox Landing Phase 2 Amended, a 4 lot residential subdivision located at approximately 1085 South 900 East, zoning is R-1-10.

MOTION: A motion was made by Councilmember Pike to approve the final plats and authorize the Mayor to sign them.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Todd Jacobsen presented the lot line adjustment for Lot 62 and Lot 63 of the Springs Estates Phase 5 Amended located at approximately 1240 South Sierra Vista Circle. The owner of lot 63 needs 1,239 square feet of lot 62 to accommodate the layout of the home

he would like to build. This change will allow lot 63 to place the driveway in the location needed for the home.

MOTION: A motion was made by Councilmember Bunker to approve the lot line adjustment.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LOT SPLIT:

Todd Jacobsen presented the lot split not within a recorded subdivision located at approximately 1274 West Sunset Boulevard, zoning is C-3. All aspects of the lot split were carefully reviewed by the Community Development Department and Legal staff and meets all conditions and approvals.

MOTION: A motion was made by Councilmember Hughes to approve the lot split.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Wes Jenkins stated that regarding the Desert Canyons final plat heard earlier, the applicant is supposed to dedicate 15% of open space. He inquired if the applicant can do that at a later date.

City Manager Gary Esplin stated because this is a final plat, the applicant would have to dedicate the open space tonight. He explained the development agreement requires open space, the plat cannot be approved unless there is an agreement on the open space.

City Attorney Shawn Guzman advised staff should meet with Desert Canyons on Monday.

AMENDED MOTION:

A motion was made by Councilmember Pike to amend the motion to be contingent on the dedication of open space.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Meadow Valley Farms - Phase 4-6, a 67 lot residential subdivision located south of Rancho Verde Estates and west of Little Valley Road at approximately 2420 East 4000 South. Zoning is R-1-10 and RE-20. The applicant will be required to do an erosion study and present mitigation. In addition, the applicant shall either remove the note from the plat regarding the dedication of open space to the City and label it instead as "No Disturb Area", or shall provide additional open space to the satisfaction of the Parks Department to warrant the City accepting the dedication.

City Manager Gary Esplin stated the City Council could approve the preliminary plat tonight and work out details of the open space with the final plat.

MOTION: A motion was made by Councilmember Bunker to approve the preliminary plat based on the fact that this portion be looked at on the final plat.

SECOND: The motion was seconded by Councilmember Pike.

Councilmember Almquist stated he would like to clarify the area to be across from lots 82 and 83.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated with density going on in that area, City Council may need to discuss roads since Little Valley Road is the only road servicing this particular area.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider an amendment to Title 10, Chapters 2 and 14 to provide regulations for the use of cargo containers within the City.

Craig Harvey advised the Planning Commission had two options to choose from, they chose option B. The proposed amendment adds new language that would allow cargo containers in most zones, except for single-family and multi-family residential zones. In those zones, cargo containers would be prohibited. The language does not state whether the container needs to be above ground or buried.

City Attorney Shawn Guzman stated the containers cannot be stacked.

Mr. Harvey stated cargo containers are preferred in some cases since they provide better security and are safer than a wood shed for storing certain items.

Mayor McArthur opened the public hearing.

Ed Baca, citizen, inquired if 18 wheelers will be included.

Mayor McArthur stated the language specifically excludes 18 wheelers.

William Way, citizen, stated he was not able to find the proposed ordinance on the City's website.

Councilmember Hughes explained the request was not finalized until the last Planning Commission which was just this past Tuesday.

Mr. Way recommend City Council not consider the ordinance until it has been made available on the City's website for public to view.

Mayor McArthur suggested to table the item until the public has a chance to review it.

Scott Roper with Kustom Containers addressed the safety and security features of cargo containers. Option A is what he wrote with staff, he prefers that option. He explained they don't sell a lot in residential areas, they mainly rent to contractors. Very seldom do they put a container in the front of the lot, they mainly put them behind the property. He feels requesting a 6 foot fence would be hard. The shed on his property is not 10 foot from his garage; it would be more visible to move it behind his property.

Councilmember Bunker inquired if the proposals are similar to other communities.

Mr. Harvey replied no, most cities do not permit them in residential zones.

Councilmember Almquist stated he would like to see pictures, once they are painted, to see how they look. He explained the reason the public may not have been able to view the ordinance was because staff may not have had it ready.

City Attorney Shawn Guzman advised the agenda packet should be available on the City's website and not require a GRAMA request.

Becky Roper wondered how looking at the zoning regulations came about.

Mayor McArthur advised the City received a request to put a container in a residential zone, but the City did not have zoning regulations to prohibit them in residential areas.

Michele Randall, citizen, stated its hard to follow along what the Councilmembers are reading. She thinks it is a great idea to post the information on the City's website rather requiring a GRAMA request.

Councilmember Hughes read a comment he received from Paul Iverson. Mr. Iverson's email stated "Please do not limit the ability to use a shipping container for storage in my back yard. Please help me preserve my private property rights." Councilmember Hughes is concerned that there is no longer agriculture property being approved.

Mr. Roper stated cargo containers in are rodent proof, wood sheds are not.

Councilmember Hughes stated option B is not a good option because of residential estate zoning. There was quite a bit of concern at the Planning Commission meeting regarding aesthetics. Commissioner Hullinger was concerned about HOA's who do not allow cargo containers. He would also like to be able to add power to the containers.

MOTION: A motion was made by Councilmember Hughes to continue the public hearing.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Dolce Vista at Sunbrook Phase 1 Amended.

Todd Jacobsen presented the final plat amendment for Dolce Vista at Sunbrook Phase 1 Amended to increase the size of lot 18 and shift lots 19-21 southwesterly. The limited common area between lot 21 and lots 22 & 23 was eliminated and changed to common area.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Bunker to approve the final plat amendment as described.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Bella Terrazza 2 at Sunbrook Amended.

and

Public hearing to consider a final plat amendment for Bella Terrazza at Sunbrook 2nd Amended and Extended.

Todd Jacobsen presented the final plat amendments for Bella Terrazza 2 at Sunbrook Amended and Bella Terrazza at Sunbrook 2nd Amended and Extended to incorporate the patio areas that were common areas into the building design by making them limited common areas.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the final plat amendment.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LIQUOR LICENSE:

Consider approval for a full service restaurant liquor license for Pirate Cove Pizza. Daniel Alex Richardson, applicant.

City Manager Gary Esplin explained this is similar to other restaurant liquor licenses issued in the past. This will be a new license as these are new owners and meets all requirement.

MOTION: A motion was made by Councilmember Pike to approve the full service restaurant liquor license for Pirate Cove Pizza as presented.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

COOPERATIVE AGENCY AGREEMENT:

Consider approval of a UDOT Cooperative Agency Agreement for Airport Grant #AIP-3-49-0060-22.

City Manager Gary Esplin advised the request is an agreement for a grant approved last the last City Council meeting.

MOTION: A motion was made by Councilmember Bunker to approve the agreement.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

IMPACT FEE PAYMENT SCHEDULE:

Consider approval to pay for impact fees in 12 equal payments with utility bill. Tonaquint Data Center, applicant.

City Manager Gary Esplin advised the request is to increase the monthly energy fee for the Tonaquint Data Center to recover the impact fee over the next 12 months.

MOTION: A motion was made by Councilmember Hughes to approve the impact fee payment.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye

Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Mayor McArthur stated he would like to appoint Annette Hansen and Brooke Smith as Deputy City Recorders.

City Manager Gary Esplin advised they are both current City employees.

MOTION: A motion was made by Councilmember Bunker to approve the appointments.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes of the City Council meeting held on August 15, 2013.

Mayor McArthur continued approving the minutes to the next meeting.

ADJOURN:

MOTION: A motion was made by Councilmember Almquist to adjourn.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
SEPTEMBER 26, 2013, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike (arrived at 4:24 PM)
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Jimmie Hughes
City Manager Gary Esplin
City Attorney Shawn Guzman
Deputy City Recorder Annette Hansen

ABSENT:

Councilmember Ben Nickle

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance was led by Councilmember Gil Almquist and the invocation was offered by Mayor McArthur.

City Manager Gary Esplin asked the Council to reschedule the presentation from the Washington County Economic Development Council representative Scott Hirschi to later on in the agenda due to a scheduling conflict.

CONSIDER PROPOSED SUNTRAN FEE SCHEDULE CHANGES, FRED DAVIES:

Fred Davies, SunTran manager for the City of St. George presented a powerpoint discussing and including all the different aspects of the program. The power point included the following topics: SunTran's growing services and projected increases, Paratransit services increases, current inventory, current spare inventory, Transit fleet replacement planning, Cost of one more full size bus, Continue to grow, Current fare rates, discount bulk passes, bulk pass values, Proposed fares, Dropping discount passes provides net increase in local match funds, Advertising on and inside the bus and the potential advertising revenue. Upon completion of the powerpoint presentation Mr. Davies requested from the Council permission to explore the advertising revenue option as well as restructuring the fee schedule in order to help fund the growing needs of the SunTran system. Council discussed this issue, after which a motion was made by Councilmember Gail Bunker to proceed into drafting a resolution to change the fee structure for the SunTran transit system, Motion was seconded by Councilmember Gil Almquist and unanimously approved.

PRESENTATION ON FEES CHARGED AT THE MUNICIPAL AIRPORT, RICH STEHMEIER:

Airport Manager Rich Stehmeier provided the Council with information regarding capital improvement project funding, including a current fee schedule. Mr. Stehmeier recommended to the Council the implementation of fees that they haven't charged in the past and the possible revenue increase in doing this. He then gave a brief update to the Council of upcoming events taking place at the airport within the next few months as well as possible grant funding currently available. The popularity of the newly introduced St. George to Denver flight services was also discussed. After discussion by Council on the subject, Mayor McArthur thanked Mr. Stehmeier for the excellent job he does at the airport and stated that he has received many compliments from people who visit the area and use the airport facilities.

PRESENTATION ON ELECTRIC THEATER IMPROVEMENTS:

A PowerPoint presentation was shown to the Council revealing the findings of an arts needs assessment study completed by Duncan Reed as well as highlighting all the current art facilities within St. George City. The PowerPoint included the following topics: Needs assessment results, adaptive reuse, art co-op spaces, cultural arts/creative districts, current art district. It also included a list of all the current art facilities. City Administrator Gary Esplin noted that the city was currently meeting all of the suggested needs in the study and that the Mayor and Council should be commended for their support of the arts. Councilmember Gil Almquist suggested that the St. George art district be distinguished with signs to make people aware of the designation of the area. Council then discussed the current options for the recently purchased Electric Theater buildings and the cost of each option. The different options and pros and cons of each option were discussed at great length. Ultimately the Council felt that it would be in the best interest of the City to reconstruct the Electric Theater into a functional historical building as well as restructuring the adjoining purchased buildings to make them more usable. The Council suggested that input from the Arts Commission and possibly other organizations within the City be

consulted as to future needs and usage requirements to help the Council obtain the most functional design for the community.

PRESENTATION REPORT FROM WASHINGTON COUNTY ECONOMIC DEVELOPMENT COUNCIL, SCOTT HIRSCHI:

Washington County Economic Development Council President Scott Hirschi presented a PowerPoint to the Council explaining the entities structure and function. The PowerPoint included the following topics: Private-public partnership, Economic development definition, Economic cycle, Local economic cycle, manufacturing needs, Primary industries, Mission statement, Local projects, job impact and changing the name of the entity to "SiteSelect Plus". Council discussed the current economic development and the benefits of being a part of the Washington County Economic Development Council and the role they help play in bringing in businesses such as Family Dollar that help with the local economy. Council thanked Mr. Hirschi for his presentation and dedication to the community and offered their support in the re-naming of the establishment.

CLOSED SESSION:

Motion was made by Councilmember Jon Pike to proceed into the publicly noticed closed session portion of the Council meeting to discuss a potential property purchase; motion was seconded by Councilmember Gail Bunker. Roll call vote was as follows: Councilmember Jon Pike, aye; Councilmember Gail Bunker, aye; Councilmember Gil Almquist, aye; Councilmember Jimmy Hughes, aye.

After discussion in closed session, a motion to adjourn out of closed session was made by Councilmember Gil Almquist; motion was seconded by Councilmember Jimmy Hughes and unanimously approved.

ADJOURN:

A motion to adjourn the City Council work meeting was then made by Councilmember Jon Pike; motion seconded by Councilmember Gil Almquist and unanimously approved. Council meeting was then adjourned at 7:15 PM.

Annette Hansen, Deputy City Recorder